

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
ANNUAL OWNER MEETING
December 2nd, 2017**

I. CALL TO ORDER

The meeting was called to order at 9:05 am.

Board members present were:

102 A Terri Golden

104 C Bob Tate

Owners present were:

101 B Rick and Shauna Likes

101 F John Dudley and Andee Aaby

102 C Jim and Jackie Forkner

102 E Dan Ballow

104 A Benedicte Jeanson

104 E Kathie and Art Ballah

104F Maggie Bast

Owners represented by Proxy were:

101 A Gladys Nieto and Karen Zobro

101 D Gallaway Family Trust

101 E Peter and Jane Shafroth

102 B Carrie Meg Austin

102 F Eloise Doeren

103 A Frank and Donna Willems

103 F Marcus and Pegi Crates

104 B Steven and Lisa Kollar

With 9 units represented in person and 8 by proxy, a quorum was present.

Representing Summit Resort Group in person were Katie Kuhn, Kevin Lovett, and Otto Reyna.

II. APPROVE PREVIOUS MEETING MINUTES

Upon review, a motion was made to approved the minutes from the December 3, 2016 Annual Meeting. The motion was seconded and carried with all in favor.

III. FINANCIALS

Bob Tate reviewed the financials as follows:

October 31, 2017 Financials

Operating Account Balance \$13,627

Reserve Account Balance \$65,847

The Pointe is unfavorable to budget by \$2,769 year to date, but is in a better position than earlier this year when the budget was over by \$5,500. Due to the heavy amounts of snow last year, the snow removal expenses came in \$4,200 over budget. The Board has been very conscious of other expenses throughout the year to bring the overage down.

The 2018 budget was reviewed as follows:

Revenues

No Increase to dues

Expenses

Legal and Accounting - Increased \$120 per actuals

Clerical - No Change

Postage and Copies - No Change

Management Fees - Increased \$684 per agreement

Insurance - Adjusted per actuals, 3% increase eff. April

Water - Adjusted \$12 per actuals

Sewer - Increased \$320 per actuals

Cable TV - Increased \$284, adjusted per actuals & 5% increase eff. Sept

Utilities - Decreased \$586 per actuals

Trash Decreased - \$744 per actuals

Snow plowing - Increased \$600 based on projections and 4 year avg

Heavy Snow - Increased \$675 per actuals

Roof snow removal - No change based on 4 year avg

Fire Sprinkler Maintenance - Decreased \$1,560 per actuals

Fire Systems Monitoring - Decreased \$72 per actuals and 3 yr avg

Repair and Maintenance - No Change

Supplies - No Change

Grounds and Landscaping - No Change

Reimburse Insurance - No Change

Board Discretionary - Increased \$160 per actuals

To Reserves - No Change

Bob noted that there is no dues increase for 2018, but homeowners should plan for a \$2,000 special assessment that will be due mid-2019 for the third phase of the asphalt project. Phase three of the project includes the areas in front of the 102 and 104 buildings that have not been repaired yet.

There will be a \$25 per unit per month dues increase in 2020 to fund increases in operating costs due to inflation. The Pointe will still have low dues for the area, especially when taking property values into account.

John Dudley moved to ratify the 2018 budget as presented. Dan Ballow seconded, and with all in favor the motion carried.

ACH, "Auto Dues Payment"

Owners are encouraged to sign up for ACH, automatic monthly dues payment.

Capital plan review

The Owners reviewed the Capital Plan. The Capital Projects plan is reviewed by the Board regularly and updated as needed. Painting is scheduled in 2018. Art Ballah commented that he is happy that all the buildings are done at one time and not staggered, as it gives a more uniform appearance.

IV. MANAGING AGENTS REPORT

Completed Items

- Annual fire alarm testing and inspection
- Annual fire sprinkler and backflow inspection
- New street signs installed
- Roof inspection and repair
- Dryer vent cleaning
- Broken dryer vent cap reinstalled
- Heat tape installation in front of building 104
- Minor touch up painting and deck repairs
- Landscaping improvements and clean up

V. OLD BUSINESS

There were no Old Business items to discuss.

VI. NEW BUSINESS

The following New Business item was discussed.

- The coach lights will be replaced during the painting project in 2018. Terri brought her old light fixture to show the owners how weathered and dated the fixtures have become. The board has selected two new light fixtures, a large and a small one, to install on all front facing lights. The HOA will pay for the materials and labor to install the common area lights, and homeowners will be responsible for their individual unit lights. Owners can choose to replace the rear deck lights, but it is not required. The new fixtures meet the Town of Frisco's dark sky ordinance, and will give an updated look to the Pointe.

VII. HOMEOWNER EDUCATION

- Katie Kuhn explained what a quorum is and why it is important to an association. Owners are encouraged to attend annual meetings or return proxies so that business can be conducted at the meeting.

VIII. OWNERS FORUM

- It was mentioned that the drain in front of building 102 has been working very well and is effective in minimizing ice buildup.
- Decks may be extended to a maximum of 150 square feet. Homeowners with expanded decks are responsible for the costs associated with the expansion, including deck staining and repairs. Any deck expansion requests must be sent to the Board for approval.
- Hot tubs need to be approved by the Board prior to installation. The Town of Frisco also requires permits to be pulled.
- The homeowners thanked the Board and Summit Resort Group for all their hard work throughout the year. The Board commented that all directors work very well together, and have a great fit with Summit Resort Group.
- There will be a pathway installed near Bay Club, which was just recently approved by the Town of Frisco. Many homeowners of The Pointe were in support of this pathway.
- Homeowners are reminded to be mindful of snow storage and the depletion of parking spaces throughout the winter. There are not enough guest parking spots for everyone, so owners and guests are encouraged to park in their garage and driveways.

- There has been no development on the parcels of land surrounding the Pointe. One project has units available for pre-sale, but construction has not started.
- Terri asked all owners to remind their guests to dispose of their trash and recycling properly.

IX. ELECTION OF OFFICERS

Gladys Nieto's term was up for renewal, and she volunteered to run again. Art Ballah nominated Gladys for the Board, Bob seconded, and with all in favor Gladys was elected to the board for a three year term.

X. NEXT MEETING DATE

The next Annual Owner Meeting will be held on December 1, 2018. The next board meeting date is April 10th, at 3:30pm at Summit Resort Group. All owners are welcome to attend.

XI. ADJOURNMENT

With no further business, at 9:50 am the meeting was adjourned.

Approved By: _____
Board Member Signature

Date: _____