

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
ANNUAL OWNER MEETING
December 3rd, 2016**

I. CALL TO ORDER

The meeting was called to order at 9:06 am.

Board members present were:

102 A Terri Golden

104 C Bob Tate

Owners present were:

101 B Rick Likes

101 F John Dudley and Andee Aaby

104 E Kathie and Art Ballah

104F Kirk and Maggie Bast

Owners represented by Proxy were:

101 A Gladys Nieto and Karen Zobro

101 C Roger and Kim Ceilley

101 D Gallaway Family Trust

102 B Carrie Meg Austin

102 C Jim and Jackie Forkner

102 D Arthur and Helen Geoffrion

102 EDaniel and Linda Ballow

102 F Eloise Doeren

103 A Frank and Donna Willems

103 D Regina Foley

103 F Marcus and Pegi Crates

104 A Benedicte Jeanson

104 B Steven and Lisa Kollar

With 6 units represented in person and 13 by proxy, a quorum was present.

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

II. APPROVE PREVIOUS MEETING MINUTES

Upon review, Bob Tate moved to approve the minutes of the December 5, 2015 Annual Owner Meeting. John Dudley seconded and the motion carried.

III. FINANCIALS

Financials were reviewed as follows.

Year to Date Financials

October 31, 2016 Financials

Operating Account Balance \$16,125.22

Reserve Account Balance \$54,385.74

October 31, 2016 Profit and Loss vs Budget reports \$98,968 of actual expenditures vs \$103,620 of budgeted expenditures, resulting in a \$4,651 favorable variance.

Areas of significant expense variance include:

621 Insurance - \$2,165 over budget; this is due to timing
666 Snow- \$1,124 over
669 Fire Sprinkler Maintenance- \$1,751 over, due to sprinkler head leak repairs
671 Repair and Maintenance - \$4,686 under budget

Budget 2017

Revenues

No Increase to dues

Expenses

2017 Budget - No Dues Increase
Legal and Accounting – No Change
Clerical – No Change
Management Fees – No Change
Insurance – Increased \$711 (3% & per actuals)
Water – Increased \$198 per actuals
Sewer – Increased \$528 per actuals
Cable TV – No Change
Utilities – No Change
Trash – No Change
Snow plowing – Increased \$300 per contract
Heavy Snow –No Change
Roof snow removal –No Change
Fire Sprinkler Maintenance – Increased \$1,200 per actuals
Fire Systems Monitoring – Decreased \$732 per actuals
Repair and Maintenance – Decreased \$2,853 per actuals
Supplies – No Change
Grounds and Landscaping – Increased \$648 per actuals
Reimburse Insurance – No Change
Board Discretionary – No Change
To Reserves – No Change
Special Assessment–Removed Line Item

Upon review. Art Ballah made a motion to approve the 2017 operating budget. John Dudley seconded, and with all in favor the motion carried.

Special Assessment 2016

\$2000 per unit due December 1, 2016. Only one owner was still outstanding at the time of the meeting.

ACH, “Auto Dues Payment”

Owners 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.

IV. MANAGING AGENTS REPORT

Completed Items

- Fire sprinkler head repair
- Repaired fire alarm panel
- Photocell on building 102 replaced
- Loose soffit boards secured
- Leak in utility room fixed
- Touch up painting and door refinishing
- Parking lot reconstruction
- Concrete aprons poured for 3 building 101 garages
- Irrigation winterized
- Heat tape turned on and repaired
 - o 2 sections replaced (non-functioning due to age)
- Gutters cleaned
- New street signs ordered and installed
- Shoveling
- Security Checks
- Light Checks
- Pest Control
- 2nd Opinion Survey
- Tree Spraying
- Drainage Work at 104
- Fire Alarm Inspection

Projects 2017

- Asphalt seal coat and crack fill

V. OLD BUSINESS

There were no Old Business items to discuss.

VI. NEW BUSINESS

The following New Business item was discussed.

Recycling: Terri discussed recycling in Summit County. Timberline Disposal is taking their waste to Silver Plume instead of using the Keystone landfill. This is causing recycling program funding to be cut which limits programs. The Pointe uses Timberline Disposal and they are much cheaper than Waste Management. The Board will follow developments on recycling as more information becomes available.

VII. OWNERS FORUM

- Art and Kathy Ballah said that Summit Resort Group has been doing a great job, and they don't think the complex has ever looked better! They also thanked the Board for their hard work, as it's not an easy task but they do an excellent job!
- Terri discussed Knox boxes for the fire department. Knox boxes have keys for all the units so that in case of emergency, the fire department can gain access. Terri would like to have SRG work with the fire department to ensure each Knox box is up to date.
- Homeowners asked if there is still a master key system at the Pointe. If homeowners change their locks and don't notify management, SRG cannot ensure that there is a master key system on each unit. SRG and the Board asked all owners in attendance to provide keys to

management. SRG will also do an audit when looking at the Knox boxes with the fire department.

- The Watermark development was discussed. As for now, the land is for sale. This could change at any time though and the project may or may not go on as planned. There is also a development going in on the Dam Road called Lake Hill. It's a large 400 unit complex, which will affect traffic on the Dam Road significantly.

VIII. ELECTION OF OFFICERS

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

IX. NEXT MEETING DATE

The next Annual Owner Meeting will be held on December 2nd 2017.

X. ADJOURNMENT

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

Approved By: _____
Board Member Signature

Date: _____