

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 16, 2016**

**I. CALL TO ORDER**

The meeting was called to order at 10:05 am.

Board members in attendance in person were Terri Golden, Gladys Nieto, and Bob Tate. Representing Summit Resort Group in person were Kevin Lovett, and Katie Kuhn.

A quorum was present.

**II. OWNERS FORUM**

No owners, other than board members, were in attendance.

**III. APPROVE PREVIOUS MEETING MINUTES**

Terri moved to approve the minutes of the December 3<sup>rd</sup> and 5<sup>th</sup>, 2015 Board Meetings. Gladys seconded and the motion carried.

**IV. FINANCIALS**

Financials were reviewed as follows;

January 31, 2016 financials report (\$201) in Old Operating (Century Link phone bill registering on old account), \$20,043 in the Alpine Operating, and \$75,321 in the Reserve Account.

The P & L vs budget reports that we closed January 2016 \$2,861 under budget in year to date operating expenses. This is mostly attributed to timing of sewer invoice.

December 31, 2015 financials report (\$201) in Old Operating, \$22,758 in the Alpine Operating, and \$64,391 in the Reserve Account.

The P & L vs budget reports that we closed 2015 \$7,168 under budget in year to date operating expenses. This is largely due to Insurance underage – which was \$6,202 below budget (timing). Cable and Grounds were the only accounts with significant overages, with \$2708 and \$1147 over budget respectively.

Special Assessment 2016

The special assessment for 2016 was discussed. It was noted that homeowners should be reminded that they can pay towards the assessment throughout year if they would prefer. Homeowners also have the option of receiving their monthly statements via email too. SRG will send a reminder on both items.

2015 Tax Return- Pending

**V. MANAGING AGENTS REPORT**

Katie Kuhn reported on the following;

Project Update:

-Completed

Shoveling

Security Checks

Light Checks

Fire sprinkler and alarm system inspection

Report Items

Insurance renewal 2016 rate: \$10,044, increase of 3% from \$9,750 – The board approved renewing the insurance policy with Strong insurance.

**VI. RATIFY BOARD ACTIONS VIA EMAIL**

Terri moved to ratify the following actions approved via Email;

- 12-14-15 Minutes and Follow Up Mailer (Approved)
- 12-17-15 104 B Vent Boiler Replacement (Pending)

Gladys seconded and with all in favor the motion carried.

**VII. OLD BUSINESS**

- Heat Tape – SRG presented the board with two heat tape bids for the gables on buildings 101 and 103. The board decided to defer the heat tape installation until the existing heat tape fails.
- Fire Sprinkler Repairs – The fire sprinkler system was recently inspected. There are three buildings that need a glycol recharge which would cost \$2,880 plus \$32 per gallon of glycol used. There are several buildings with leaking heads and other necessary repairs, so the Board, SRG, and Western States Fire Protection will meet to firm up numbers for these repairs. During the inspection, the inspector also noted that two buildings have sprinkler heads that have been recalled. While it was a voluntary recall and they haven't seen any issues up here with the heads, the Board is concerned and would like to investigate further the need to replace the heads. SRG will review the capital plan in order to allocate funds to this project.
- Watermark – Noah Klug recommends getting a 2<sup>nd</sup> opinion on the survey, since the first one was paid for by the other party. The Board agrees that The Pointe should conduct its own survey to verify.

**VIII. NEW BUSINESS**

- Concrete (\$6,000 budgeted) – SRG presented three bids for concrete repairs. The concrete work will need to coincide with the asphalt project.
- Painting (\$38,500 budgeted) – Three bids were provided, but there is question as to whether or not painting is needed this year. SRG will look into whether or not touch up painting is feasible. SRG will also clarify which bids include decks.
- Asphalt (\$10,000 for drainage, \$10,000 for front of 101) A-peak Asphalt is ready to do the work. The Board would like to meet in the spring to assess all the concrete and asphalt needs, and hopefully schedule the work in early summer.
- Mulching (\$517)
- Landscape Plans 2016
  - Tree spraying - \$1,120 total estimate – The Board approved Ascent Tree Services to do the work. SRG will also get a bid from them for weed spraying.
  - Neils Lunceford - \$450 for weed spraying

**IX. NEXT MEETING DATE**

The next meeting is set for June 23<sup>rd</sup>, 2016 at 10am.

**X. ADJOURNMENT**

With no further business, at 11:27 am the meeting was adjourned.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_