

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 9, 2018**

I. CALL TO ORDER

The meeting was called to order at 12:58 pm.

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

A quorum was present.

II. OWNERS FORUM

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

III. APPROVE PREVIOUS MEETING MINUTES

Gladys moved to approve the minutes of the October 24, 2017 Board Meeting. Bob seconded and the motion carried.

IV. FINANCIALS

Financials were reviewed as follows;

February 28, 2018 Financials

Operating Account Balance	\$18,252
Reserve Account Balance	\$71,883

February 28, 2018 Profit and Loss vs Budget reports \$22,123 of actual expenditures vs \$24,116 of budgeted expenditures, resulting in a \$1,992 favorable variance!

A/R is good – the negatives are prepaid, all units are current on dues.

V. MANAGING AGENTS REPORT

Katie Kuhn reported on the following;

Project Update:

Completed

- Insurance renewed
- Tax returns filed
- Snow plowing
- New sign ordered for snow storage area
- Dryer cap installed
- Backflow testing
- Touch up painting

VI. RATIFY BOARD ACTIONS VIA EMAIL

Terri moved to ratify the following actions approved via Email;

- 3/27/18 – Insurance Renewal (Approved)
- 4/4/18 - Tax Returns (Approved)

Bob seconded and with all in favor the motion carried.

VII. OLD BUSINESS

- There are no updates for the nearby Watermarke Development.
- A letter to homeowners was discussed. The Board has approved installing all new exterior lighting fixtures during the exterior painting project. The HOA will pay for the common area lights, but the homeowners will be responsible for their individual unit lights. The Board has decided to use Scott Depies from Triple M Roof Maintenance to install the lights at \$50 per hour. The letter was edited, and Katie will send to owners.

VIII. NEW BUSINESS

- 2018 capital plan projects were discussed, the biggest being exterior painting. The Board reviewed three painting bids, and approved Peak Paint's bid for \$41,600. Katie will ask if they can do the wood repairs needed around the common area lights since the new lights are slightly smaller
- Terri noted that 102 D needs minor stone repairs. SRG will arrange for this.
- The Board approved Neils Lunceford's bid for weed spraying. They also asked that Otto do some fertilizing as well.
- The Board approved a bid for pest control exclusions from Chase Wildlife for \$1,820. Wildlife has been reported in some of the units.
- Tree spraying with Ascent was approved for \$1,120.
- There are concrete cracks by the dumpster and at 103 A. SRG will fill the cracks in the dumpster enclosure and get bids for replacement.
- The owner work day will be June 9th, starting at 9am.

IX. NEXT MEETING DATE

The next board meeting will be September 13th at 11am.

X. ADJOURNMENT

With no further business, at 4:47pm the meeting was adjourned.

Approved By: _____

Board Member Signature

Date: _____