

**THE POINTE at LAKE DILLON HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 20, 2016**

I. CALL TO ORDER

The meeting was called to order at 4:30 pm.

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 March 10th, 2016 Board Meeting. Gladys seconded and the motion carried.

IV. FINANCIALS

Financials were reviewed as follows;

Year to Date Financials

May 31st, 2016 YTD financials report \$8,595 in Operating, and \$95,793 in Reserves.

YTD Profit and Loss reports that The Pointe is under budget by \$3,882 this year. Major areas of variance include:

Repair and Maintenance: \$2,400 under budget

Insurance: \$2,338 under budget (due to timing)

Special Assessment 2016

\$2000 per unit due December 1, 2016

All dues are current.

V. MANAGING AGENTS REPORT

Katie Kuhn reported on the following;

Project Update:

Completed

- Shoveling
- Security Checks
- Light Checks
- Pest Control
- 2nd Opinion Survey
- Tree Spraying
- Drainage Work
- Fire Alarm Inspection

Pending

- Concrete and asphalt repair – waiting on scheduling
- Fire sprinkler system repairs – repairs are waiting for a part to arrive

VI. RATIFY BOARD ACTIONS VIA EMAIL

Terri moved to ratify the following actions approved via Email;

- 5-10-16 Asphalt Repair, Drainage Work, and Fire Sprinkler Repair (Approved)
Gladys seconded and with all in favor the motion carried.

VII. OLD BUSINESS

- Fire Sprinkler Repairs – Getting a second bid on recalled head replacement was discussed. After trying multiple times to secure another bid, the Board decided that Western States Fire Protection is a reliable company. SRG has been using them for many years, and the Board has been pleased with their work so far. Fire sprinkler head replacement in buildings 102 and 104 was approved at \$98 per head. SRG will schedule with Western States Fire Protection.
- Watermark – No changes have been noticed with the Watermark Development. (*Post Meeting Addition: Two “Remax” signs have been placed at the property*)

VIII. NEW BUSINESS

- 2016 Projects were discussed in detail and the Capital Plan will be changed to reflect these changes.
 - Concrete (\$6,000 budgeted) \$2680 Approved – The Board would like this work scheduled ASAP as long as affected owners have a week’s notice.
 - Painting (\$38,500 budgeted) – The Board decided to go with Peak Painting for touch ups for a total cost of \$9,000. Homeowners that need their front doors refinished will receive an incentive of \$35 from the HOA if they choose to do it this painting cycle. Cost to owners would be \$250. Decks have been postponed for at least another year. (*Post Meeting Addition: The Board has recommended that units 101 (A, B, C, D, E, F), Units A and F in bldg. 102, Units A and F in bldg. 104 have their doors resurfaced.*)
 - Asphalt (\$20,000 budgeted) \$39,845 has been approved with A Peak Asphalt, work will take place later this summer
 - Landscape: Neils Lunceford - \$450 for weed spraying was not approved. Otto will keep up with maintenance of dandelions, and if noxious weeds become an issue the board will consider mitigation. Bushes will also be pruned by the SRG staff as time allows.
- Gladys wanted to thank Otto for his hard work at The Pointe, and said he has been excellent!

IX. NEXT MEETING DATE

The next meeting has not been set. SRG will follow up with the Board before the December Annual.

X. ADJOURNMENT

With no further business, at 5:45pm the meeting was adjourned.

The Pointe Homeowners Association

Board of Directors Meeting

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Approved By: _____

Board Member Signature

Date: _____