

**THE POINTE AT LAKE DILLON
ANNUAL HOMEOWNERS MEETING
JULY 2, 2000**

MINUTES

1. Call to Order. The meeting was called to order by President Renie Kelly at 9:15 a.m. at the County Commons Building, Frisco, Colorado.
2. Attendance and Quorum. In attendance were:

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|---------------------------|---|
| Renie Kelly | Unit 102-B |
| Dan and Linda Ballow | Unit 102-E |
| Phyllis and Bill Morehead | Unit 103-A |
| Peggy Crates | Unit 103-F |
| Floyd and Evelyn Hansen | Unit 104-A |
| Bill and Irene Woodall | Unit 104-C |
| Evie Kellogg | Unit 104-D (representing Bruce and Linda Weilert) |
| Terri Kottal | Unit 104-E |

In addition nine proxies were received; three to Floyd Hansen, three to Phyllis and Bill Morehead, one to Renie Kelly and one to Evie Kellogg.

A quorum was established.

Representing The Managers, Inc. were Mike Garver and Hadley Osenga.

3. Minutes of the 7/24/99 Annual Meeting were approved as written. The minutes from the 9/4/99 Special Owners Meeting were also read.
4. Managers Report (Attachment 1) was presented by Mike Garver.
 - A. Items 14, 15 and 24 – Consistent problem with sewage line between buildings 102 and 104 backing up. A rock was stuck 30 feet down the main line.
 - B. Any expense that is under \$100.00 is not put on the Managers Report.
 - C. The trees that are leaning into building 104 will be removed as well as the dead tree near building 103.
5. Financial Report (Attachments 2-7) was given by Mike Garver.
 - A. At the end of May the operating account showed a balance of \$821.65 and the component reserve balance was \$8,541.24 with two delinquent owners. One owner has been sent an “intent to lien” and a lien has been placed on the other unit. The owner of 104F is trying to sell the unit and if sold all monies owed will be collected at closing.
 - B. The Fund Accounting Package was reviewed by the membership.

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6. Old Business.

- A. The sprinkler system was discussed. The estimated cost for replacing the sprinkler system is \$1,500 to \$2,000. The Association decided not to do anything at this time considering the more pressing issues that need to be done. The Managers will water areas as needed with sprinklers.
- B. The overall feeling of the Association was to go with a more natural look including bushes, trees, mulch and rock which will require less maintenance. Owners will handle the majority of the labor for landscaping on their Owner's Work Day. No grading was done behind building three, which may cause damage, by erosion. Ground cover or natural grass may help. The Board will ask the assistance of the new developer on this issue. A landscaping committee comprised of Floyd Hansen, Bill Woodall and Phyllis Morehead will present a plan at the next meeting. The Managers will forward a copy of native wildflowers to the committee. The retaining wall near 104F is starting to slide out; The Managers will take care of this.
- C. Tom Tusso is the developer for lot four. Construction must start before September or the building permit expires. The exterior looks should be similar to the buildings that have already been constructed.
- D. There is a liability issue since there are no gutters or down spouts on building three and upgrades are necessary on buildings two and four. The Association felt the situation needed to be taken care of as soon as possible.
- E. Due to the more important pending issues, the replacement of the sidewalk between 102 and 104 was put on hold. The Managers will latex patch needed areas to help extend the life of the concrete.
- F. The concrete pad for the dumpster is extremely expensive (\$3,230) and is not required by the town of Frisco. The Managers will have Waste Management move the dumpster to its permanent location. The Association decided to leave the dumpster enclosure building to the developer of lot four.
- G. Bill Woodall is working with Prospect Point regarding the trail between the two complexes. Many owners are willing to help with the project to cut back on cost.
- H. Dan Ballow will organize the Owner's Work Weekend, which is scheduled for August 18th and 19th.
- I. The construction of a common shed depends on the building of the dumpster enclosure.

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- J. There was a lively discussion regarding the Amendment to the By-Laws. Changing the By-Laws will allow the Board and Architectural Control Committee to resolve situations with the common interest of the Association in mind. The Amendment did not pass; seven signed yes ballots and seven signed no ballots.
7. New Business.
- A. Nothing can be done to handle the swallow problem since the birds are already nesting. The issue was tabled until next summer.
- B. After lengthy discussion, the Association resolved to assess \$1,200.00 per unit to cover gutters and heat tape. A Special Meeting will be scheduled to vote on the proposed assessment. Sixty-seven percent vote of the owners is required for the assessment to pass.
- C. Owners are not permitted to use common water to wash their cars.
- D. Sealing of stone on buildings will be put on hold. The Board will contact Tusco to see if he would be willing to do the existing building when sealing is done on building four.
8. Election of Officers. Bill Woodall and Phyllis Morehead were nominated. A secret ballot was held. Bill Woodall was elected by a vote of eight to four.
9. The Next Annual Meetings were scheduled for 11/18/00 at 9:00 a.m. and 6/16/01 at 9:00 a.m., both will be held at the County Commons Building.
10. Adjournment. There being no further business the meeting was adjourned at 12:15 p.m.

Signed:

Renie Kelly, President

Date

Hadley Osenga, Recording Secretary

Date