

Draft Below Minutes approved by the Blue Mesa Lodge Board and Owners on 12-17-2013

BLUE MESA LODGE DECEMBER 18, 2012 BOARD MEETING MINUTES

1. Roll Call with Board Members Len Conway, Barbara Cone, Keith Brown, Paolo Canclini, Lisa Powell and Peter Flynn present.
2. Quorum established
3. Proof of notice of meeting confirmed
4. Reading of the previous Board meeting 10/24/2012 minutes review and corrections made (approved minutes are on the HOA website: <https://sites.google.com/site/bmlmgmt/2012-HOA-Docs>)
5. Review of the HOA finances including Residential Distribution (what is included, how water is metered, how Residential Distribution needs a end year adjustment for any uncollected dues or bills in excess of collection). Cleaning cost allocation adjustment to 75% Residential 25% Commercial proposed by Keith and all board members approved.
6. Keith proposed installing in 2013 a back staircase security door, to stop entry and vandalism and said would do so if general repair funds and building code allows.

The Board meeting was paused for the Annual Owner's meeting as follows:

BLUE MESA LODGE DECEMBER 18, 2012 ANNUAL OWNER MEETING MINUTES

- A. Roll Call with owners Len Conway, Barbara Cone, Keith Brown, Paolo Canclini, Lisa Powell, Peter Flynn, Jody Capelli present.
- B. Quorum established
- C. Proof of notice of meeting confirmed
- D. Reading of the previous Annual Owner's meeting 12-21-2011 minutes approved.
- E. 2013 Budget reviewed and approved by all present.
- F. Keith stated no new Owners had applied for the 2013 Board and that Proxy votes were received from Florence Van Putten, Marsha Raeber, John Meunier and Peter Ricciardelli. The current Board members were re-elected by all present and by proxy.
- G. Keith stated a request from Owner Nancy Branyas that future meetings be held at 5pm Eastern Time to allow interested east coast owners to attend due to work, etc.

G. A motion was made to end the meeting which was seconded and all Board Members approved the motion.

The December 18, 2012 Board Meeting resumed.

7. Board Executive nominations were discussed and Peter Flynn, President, Lisa Powell, Vice President and Keith Brown, Treasurer were approved by all Board Members.

8. A motion was made to end the meeting which was seconded and all Board Members approved the motion.

Minutes by Keith Brown
