

DRAFT MINUTES FOR THE BLUE MESA LODGE ASSOCIATION BOARD MEETING HELD ON 6/03/2014

1. Roll Call with all Board Members present (Peter Flynn, Lisa Powell, Keith Brown, Len Conway, Barbara Cone, Paolo Canclini).
2. Quorum was established.
3. Proof of notice of meeting was established.
4. 12/17/2013 Board Meeting Minutes were approved.
5. It was noted the conference call service used for the meeting did not work well and a new conference call service will be used for the next Board meeting.
6. The Commercial request for HOA payment of \$5494 ceiling repairs were discussed and a motion was made and approved by 5 Board Members with 1 objection for the HOA to make an offer to Commercial for the HOA to pay 2/3's of the cost (\$3,681) of the repair. Commercial is to reply to the Board offer at a later date.
7. The Commercial request for the HOA to pay \$3118 for Pizzeria ceiling repairs was discussed. It was agreed two more quotes for the repair will be obtained and submitted to the board for approval prior to any repair being authorized.
8. There was discussion of where leaks originate, particularly those affecting the commercial spaces. Also discussed was who was liable for the cost of the difference sources and kinds of leaks and how and who should obtain repair estimates. Comments were given as to the need for pre-approval by the Manager and/or Board for any repairs that are submitted to the HOA for payment.
9. Len and Paolo were disconnected from the meeting due to poor conference call service and the remaining Board members continued.
10. Unbudgeted but needed elevator repairs were discussed and a motion was made and approved to repair in 2014, with \$5494 for the elevator valve replacement to be paid out of the hoa checking account and \$4780 starter replacement to be paid out of reserve funds. The reason for the payment split is to be sure of adequate operating funds. The reason for the repairing in 2014, even though unbudgeted, is the cost after failure would be greater.
11. The plaza repair status was recapped by Keith as a FYI, which is the BML HOA is waiting for the neighboring GPP HOA to share their engineering study. Keith anticipates the HOA will have to spend in 2015 for repairs, either towards a permanent full repair of the plaza and BML foundation, or as a 2nd choice a 2015 repair of the BML substructure, which is deteriorating. No cost estimate is known, but for planning purposes the cost might be \$100,000 +/-, which is the total of our expected 2015 reserves. Before any money is spend the Board will hear from an engineer, confirming the repairs are needed and from our insurance agent, confirming no insurance payment is possible. The next update on plaza repairs to the Board will probably be in December 2014.
12. A motion to adjourn the Board meeting was made and approved and the meeting ended.

Minutes by Keith Brown