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BLUE MESA LODGE CONDOMINIUM ASSOCIATION
Minutes to the Blue Mesa Lodge Board Meeting
December 5, 2019

Board members present: Nancy Branyas, Justin Peeler, Len Conway, Tom Scruton, and Paolo Canclini. Lisa Powell was absent.

1. Election of Officers. Len Conway made a motion to nominate and elect Nancy Branyas as President. Justin Peeler seconded and motion passed unanimously. Nancy Branyas made a motion to nominate Len Conway as Treasurer and Tom Scruton as Vice President. Len Conway seconded and motion passed unanimously.
2. Nancy Branyas updated the Board on the issue of one plaza-side BML owner not removing snow from their deck. Discussion ensued. A motion was made that a letter would go out to this owner indicating again what the requirements are for snow removal and that if these are not followed, the HOA will pay for the snow removal and add the cost with 10% surcharge to that owner's quarterly bill. Nancy Branyas made the motion and Len Conway seconded the motion and it passed unanimously.
3. Contracts for Jarmik Property Management and ASAP Renewal. Len Conway made a motion to renew both contracts. Nancy Branyas seconded and the motion passed unanimously.
4. Len Conway offered to meet with Controlled Hydronics this winter with Paolo and Judi, while he is back in town, to review the second garage sewer drainage line and assess its viability and timetable for needed replacement. This was appreciated by the Board.
5. Hallway Renovation Project and Invoicing First Quarter: Discussion ensued. Barrett of ASAP indicated that we to invoice this project no later than December 15th if it was to be included in first quarter 2020 HOA invoices. Nancy Branyas agreed that she would email a ballot immediately to all residential owners to get final tally on their wishes and preference. This was agreed upon.
6. Adjourn. Justin Peeler made a motion to adjourn the meeting, seconded by Len Conway.

Respectfully,



By: Jarmik Property Management, Inc.
Judi Balkind, HOA Manager

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