

**Blue Mesa Lodge Condominium Association  
MINUTES OF BOARD MEETING**

Association: Blue Mesa Lodge Condominium Association  
Date: Monday, December 10, 2020 at immediately following the Annual Owner Meeting  
Location: Teleconference Conference Call  
Board Present: Mary Weiler, Lewis Powell, Paolo Canclini, Tom Scruton, Stefano Canclini  
Owners Present: Nancy Branyas

Meeting called to order at 12:51 p.m., MST.

Roll call. Determination that a quorum is present, 4 of 6 directors are present.

Motion by Mary Weiler, second by Lewis Powell, to approve board meeting minutes December 5, 2019 Board Meeting Minutes. *All in favor, motion passes unanimously.*

Officer Election

Motion by Tom Scruton, second by Mary Weiler, to elect the following officers:

Tom Scruton - President

Lewis Powell – Vice President

Mary Weiler- Treasurer

Stefano Canclini – Secretary

Paolo Canclini – At large

Grace Hwang- At Large

*All in favor, motion passes unanimously.*

2021 Accounting Firm

Discussion Accounting Firm for 2021.

Motion by Nancy Branyas, second by Mary Weiler, to authorize the Association President to execute a contract to hire Full Circle HOA Management for bookkeeping, administration and facility services as of January 1, 2021 and notify ASAP of the bookkeeping transition. *All in favor, motion passes unanimously.*

Recap of items discussed at the Owner Meeting.

Laundry: Currently there are commercial units installed. The units are well used and are working. Coin operating machines are more expensive.

Q: Is laundry commercial and residential?

A: Residential.

Hallway: President feels strongly this should not be performed until the plumbing issues have been addressed, in case the residential hallways have to be disturbed for a plumbing project.

Plumbing: Full Circle has a video of the sewer line from Controlled Hydronics who researched the WYE line and provided a quote to clean out the entire building. Direction to get another plumber to video.

Motion by Tom Scruton, second by Mary Weiler to have Full Circle HOA perform deck snow removal as an HOA expense. *All in favor. Motion passes.*

Adjourn

Motion by Tom Scruton, second by Mary Weiler, to adjourn. *All in favor, motion passes unanimously.*

Meeting adjourned at 1:36 p.m.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON \_\_May 20, 2021\_\_\_\_\_.