

**BLUE MESA LODGE CONDOMINIUM ASSOCIATION
MINUTES OF ANNUAL OWNER BOARD MEETING**

Association: Blue Mesa Lodge Condominium Association, Inc.
Date: Monday, December 7, 2020, at 11:00 a.m., MST
Location: Teleconference Conference Call

Owners Present: David MacKown, Elizabeth Moore, Jonathan Sweet, Keith Brown, Marsha Raeber, Mary Weiler, Nancy Branyas, Paolo Canclini, Peter Flynn, Lewis Powell, Annie Ricciardelli, Todd Pistorese, Tom Scruton, Len Conway

By Proxy: Terrance Hauptman (Dr. Nancy Branyas), Sequoia Partners (Dr. Nancy Branyas), Grace Hwang (Tom Scruton), Bogna Nowak (Keith Brown), Jody Cappelli (Keith Brown), Darren Dickson (Keith Brown), Maya Van Putten (Keith Brown), David MacKown, Joel Kirkoff (Keith Brown)

Others Present: Dan Witkowski, Hilary Swenson, Elyssa Krasic

Meeting called to order at 11:06 a.m., MST

Determination of Quorum: 97% of Ownership present via teleconference or by proxy.

Proof of Notice of Meeting: November 25, 2020

Motion by Nancy Branyas, second by Mary Weiler, to approve December 5, 2019 Owner Meeting Minutes. All in favor, motion passes unanimously.

Manager Report

Garage Sewer Main Line: estimates for replacement are being collected, the scope and cost are to be determined.

Fire Safety Installation: the alarm system has been upgraded and is functioning.

Fascia Wood Repair: all critical areas have been addressed before winter.

Washing Machines and Dryer: new units being researched.

Q: Should we put cameras in laundry room?

A: HOA does not recommend cameras in public areas.

Q: When were the lines cleaned?

A: The exhaust vent to the dryer was cleaned. The drain line was cleaned more recently after a leak into 23C. One of the drain lines was blocked and led to the leak. There was a lot of hair in the drain line we suspect from pets.

Discussion of replacing laundry machines with coin operated machines.

Ownership is not in favor of coin operated machines.

Elevator Maintenance Options and Costs

Thyssenkrupp has provided a capital plan including service and upgrade costs. In general, parts will become obsolete, it is recommended to purchase spare parts in the next 1 - 2 years.

The scavenger pump will be replaced with December 2020 services to save on labor costs.

Deck Snow Removal Proposal

Deck snow removal is challenging due to design. Historically owners were responsible for deck snow removal which lead to uncoordinated efforts. It is recommended that deck snow removal be treated like the roofing system and that snow removal is funded by the HOA on a square foot basis.

Discussion of deck snow removal.

Q: What is the timeline for window replacement?

A: The windows have exceeded their life expectancy. Maintenance will allow time for planning and saving. A replacement project should be high on the priority list. Plan for replacement in 3 – 5 years.

Q: Are sliding doors included?

A: The scope of the project has not been determined.

Q: Do you prefer vinyl or fiberglass?

A: Aluminum clad exterior finish with factory color that has a 20-year manufacturer warranty against fading is currently preferred. New products and warranties should be researched. Aluminum clad will save you money going forward. You will eliminate the painting maintenance required by wood.

Hallway Renovation Funding

Last year there was a committee to renovate the residential hallways and an assessment was collected. Then the fire safety issue came up and the owners decided to use the hallway funding towards the fire safety assessment. There is approximately \$10,000 remaining.

Q: What do the residential owners want to do with the remaining \$10,000?

1. Be refunded?
2. Put towards other projects?
3. Put towards 2021 quarterly assessments?
4. Use towards the hallway project in the future?

Discussion of options, future projects and owner preferences.

Q: Was there a breakdown of the interior hallway project costs?

A: Yes. Each floor had a separate carpet design, the lighting sconces were to be replaced and all walls painted.

Motion by Mary Weiler, second by Nancy Branyas, to move the hallway renovation project to 2022 and retain remaining \$10,000 for the project in 2022. It is noted the project will be funded in 2022 with work to be completed in 2022 pending completion of the 3rd floor plumbing issues. All in favor, motion passes.

Owner Discussion

Appreciation is expressed to all those that volunteered to serve on the Board and who have served.

Q: Which should come first the roof or the window replacement?

A: In a perfect world, the windows and roof would be completed at the same time including any other exterior rehabilitation projects.

Discussion of Association Insurance and replacement value.

3rd Floor Plumbing

There are drain issues on the 3rd floor. 33A & 33B had Controlled Hydronics clean, remove a toilet and auger plumbing. Controlled Hydronics advised the pipes are rough due to being cast iron and there is a problem with the WYE drain. It was recommended to cut these connections and re-slope. It looks like all the condos drain into one vertical drain. A second opinion is recommended.

Motion by Keith Brown, second Nancy Branyas, to form an insurance review committee. All in favor, motion passes.

2021 Budget Presentation by Len Conway

2020 is within Budget year to date and forecast to close the year on budget.

Proposed Operating and Reserve funding increase from 2020.

The Reserve funding increases from \$34,000 to \$60,000 reflects:

- a. Anticipated 2021 replacement of the 2nd sewer line in April/May
- b. The need to build the Reserve balance.

Expenses:

Insurance rates increased from 2020.

Repairs and Maintenance increased by \$10,000 over 2020.

Residential Expense.

- Deck snow removal. Full Circle will propose handling all deck snow removal for a contract price. If approved, a per unit cost would be added to the impacted owners' Residential expense.

Q: Is there an outstanding Account receivable balance?

A: \$1400 is past due and owners have been contacted.

Q: What is typical Reserve funding?

A: Every Association is different. Expenses are paid from dues, reserves or special assessment.

Discussion of Reserve Funding.

Motion by Keith Brown, second by Marsha Raeber, to approve the 2021 budget as presented unless there is additional changes to insurance. *All in favor, motion passes.*

Appreciation expressed to David MacKown for working with TMVOA on lodging assessments reduction.
Appreciation to Len Conway for preparing the 2021 budget

Director Election

The election is via secret ballot prior to the meeting, the 2021 Board of Directors is:
Tom Scruton, Paolo Canclini, Grace Hwang, Lewis Powell, Mary Weiler and Stefano Canclini.

Window Committee

Motion by Tom Scruton, second by Mary Weiler, to create a window committee to explore the scope and planning for the window replacement project. *All in favor, motion passes.*

Owners volunteering for the committee:

Elizabeth Moore

Mary Weiler

Adjourn

Motion, to adjourn. *All in favor, motion passes unanimously.*

Meeting adjourned at 12:51 am.

THE FOREGOING MINUTES WERE APPROVED BY THE MEMBERSHIP AT THEIR MEETING HELD ON

_____.