

Blue Mesa Lodge Condominium Association

Minutes of Board Meeting

Association: Blue Mesa Lodge Condominium Association
Date: November 3, 2021 at 3:00 p.m., MDT
Location: Teleconference
Board present: Tom Scruton, Lewis Powell, Paolo Canclini, Stefano Canclini, Mary Weiler, Grace Hwang
Owners Present: Annie Riccadelli, Ik Seong Joo, Elizabeth Moore, Tyco Brown, Keith Brown,
Full Circle: Dan Witkowski, Hilary Swenson, Elyssa Krasic

Meeting called to order at 3:05 p.m., MDT

Roll Call

Determination of Quorum 4 of 6 Directors are present

Notice of Meeting: 9/27/21, 10/15/21, 10/27/21

Motion by Tom Scruton, second Lewis Powell, Paolo Canclini, to approve the meeting minutes from July 22, 2021.
All in favor, motion passes unanimously.

Call for 2022 Board Nominees

Grace Hwang is not intending to run for re-election.

Mary Weiler will run again unless there are other owners who would like to serve.

Motion by Tom Scruton, second by Grace Hwang, to send a call for nominees to ownership for Board service with one week response. *All in favor, motion passes unanimously.*

Full Circle HOA Management Contract

Within the budget there is a request to increase Full Circle management fees by 5% in 2022. Labor rates remain unchanged. Full Circle HOA prides ourselves on maintaining quality staff over the years and current economic conditions and costs to retain our staff is rapidly increasing. Full Circle HOA values our relationship with Blue Mesa Lodge and sincerely appreciates the opportunity to work with you.

Motion by Lewis Powell, second by Mary Weiler, to renew the Full Circle HOA Management contract as proposed with the 5% increase to management fees. *All in favor, motion passes unanimously.*

2022 Budget

2022 Budget presentation by Hilary Swenson. Budget notes were provided to the Board prior to the meeting.

Common Expense

Discussion and consideration of line 36 garage cleaning assessments to all owners or just parking space owners.

Discussion of line 38, electrical project. Review of electrical panel possible project.

- 2 contractors reviewed the needs of the building and the panels. The project is cost prohibitive and can be discussed with owners at the Annual owner meeting.

Essentially, all the switch equipment in electrical room would need to be replaced due to building department requirements. If you wanted to give everyone the same amount of power to everyone the switch gear would have to be upgraded. Board advises the \$314 exploratory cost be allocated to residential subgroup.

Discussion of Line 54, the HOA insurance is in the process of renewal. When the policy comes in, it will be shared with the Board and Insurance committee.

Direction requested for legal fees; Board agrees to keep \$2,500 for legal fees.

Direction requested to engage a Reserve Fund Study for \$4,000.

Motion by Grace Hwang, second, by Mary Weiler, to fund a Reserve Fund Study with Advance Reserve Solutions. *All In favor. Motion passes unanimously.*

Residential Expenses reviewed

The Residential expenses are only assessed to the Residential group. The budget is projected to be short \$4,400 due to a few 2020 charges that were not booked when the file closed.

Review of the cable upgrade by Mountain Village Cable.

Bulk pricing is going away and each unit will be billed individually by the Town of Mountain Village. It is recommended each unit manage their own TV and internet services and remove the \$18,800 expense from the budget.

Motion by Tom Scruton, second, by Mary Weiler, to present Ownership with the cable TV/ Internet options and allow owners to vote on if they would like keep the lower service provided by the HOA or have owners manage their own services. All in favor, motion passes.

Discussion of Residential Laundry Improvements.

Capital Reserve Funding

Funding kept the same at \$60,000, consideration of increasing to \$70,000. Last year, the funding was increased from \$24,000 to \$60,000. Direction to wait until the Reserve Study is received to increase the Capital Reserve Fund contributions.

Discussion of trash shed painting, completed but invoice not received.

Motion by Lewis Powell, second by Mary Weiler, to approve the proposed 2022 budget. All in Favor, motion approved.

Motion by Lewis Powell, second by Tom Scruton, to present a First Reading Proposed Amendments to Responsible Governance Policies and Construction Policies for Owners Meeting. All in Favor, Motion Passes unanimously.

Motion by Tom Scruton, second by Lewis Powell, to Adjourn. All those in favor, motion passes unanimously.

Meeting is adjourned. 4:40 p.m., MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON December 9, 2021.