

BLUE MESA LODGE CONDOMINIUM ASSOCIATION
MINUTES OF ANNUAL OWNER BOARD MEETING

Association: Blue Mesa Lodge Condominium Association, Inc.
Date: Monday, December 9, 2021, at 11:00 a.m., MST
Location: Teleconference Conference Call

Owners Present: Grace Hwang, Li Song, Todd Pistoese, Tom Scruton, Elizabeth Moore, Marsha Raeber, Mary Weiler, Annie Valenti Ricciadelli, Stefano Canclini, Darren Dickson, Lewis Powell, David MacKown, Keith Brown, Paolo Canclini
By Proxy: Proxies to Keith Brown: Bogna Nowak, Jody Cappelli, Darren Dickson (void as Owner was present at meeting), Maya Van Putten, David MacKown (void as Owner present at meeting)
Others Present: Dan Witkowski, Hilary Swenson, Elyssa Krasic

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

Determination of Quorum: 96.59% of Ownership present via teleconference or by proxy.

Proof of Notice of Meeting: November 24, 2021

Motion by David MacKown, second by Mary Weiler, to approve December 7, 2020, Owner Meeting Minutes. All in favor, motion passes unanimously.

2022 Budget

Detailed budget notes delivered with the Annual Owner meeting packet, presented by Hilary Swenson.

Review of changes line by line.

The cable T.V. line will be discussed further down in the agenda.

Q: Does garage cleaning expense go to all Owners?

A: Garage cleaning is assessed as a common area expense and is assessed to all units.

Q: Were changes made at the Board budget meeting considered, on the approved Board budget presented to Owners?

A: Yes, changes are reflected in the Board approved budget presented to Owners.

Q: What is the cost of the electrical project?

A: The electrical project will be discussed in detail during the unfinished business agenda item.

Motion by Mary Weiler, second by Power Lewis, to approve the 2022 budget with changes to be determined further in the agenda, concerning line 64 regarding Mountain Village Cable. No objections heard. Motion passes unanimously.

Direction Election

Li Song volunteered to be the Director ballot inspector and was approved. Li Song was provided the Director ballot tally sheet 30 minutes prior to the start of the meeting, once Full Circle HOA Management tallied ballots. It is agreed that more time is required to tally the election.

Q: Li Song would like the ballot tally excel sheet.

Q: Is the common area counted as part of the quorum?

A: No, the common area is not counted for quorum.

Q: One voter submitted 2 votes. Should the first or second ballot be counted?

A: The first ballot is counted as determined by the Colorado Revised Non-Profit Code.

Discussion of ballots being due sooner than 2 hours prior to the meeting to provide more time to tally.

Motion by Tom Scruton, second by Mary Weiler, to accept the ballots as counted by Full Circle HOA Management and allow Li Song, the ballot inspector, more time to tally. She can have as much time as she needs to review and if she finds different results, they can be discussed at the next Board meeting. All in favor. No opposition heard. Motion passes unanimously.

Election Results

The 2022 Directors with the most votes are elected to the Board:

Tom Scruton

Paolo Canclini

Lewis Powell

Mary Weiler

Stefano Canclini

Annie Valenti Ricciardelli

Thank you to all nominees.

Unfinished Business

Amended Responsible Governance Policies changes reviewed.

Q: An Owner submitted changes and would like verbiage regarding owner expense of records changed so owners are not charged for requested copies of records.

A: There is a cost associated with producing records and the Board feels the owner requesting should bear the cost. Documents are available as directed by CCIOA and posted on the Association website and sent with the Annual Disclosures.

Q: An owner requests inspection reports and other documents.

A: The Board can authorize the production of reports and other documents.

A: Owners can contact Full Circle HOA Management and request copies of invoices.

Q: An Owner expresses a desire for a code of conduct for Board members.

A: Board asks changes to be presented in a redline format for consideration.

Motion by Lewis Powell, second Paolo Canclini, to approve the amended Responsible Governance Policies as presented.

All in favor: Grace Hwang, Joo Song, Todd Pistorese, Tom Scruton, Marsha Raeber, Mary Weiler, Annie Ricciardelli, Stefano Canclini, Lewis Powell,

Objections: Keith Brown, Nowak Bogna, Elizabeth Moore, Jody Capelli, Darren Dickson, Maya Van Putten.

Motion passes.

Discussion of Construction Policies

Motion by Grace Hwang, second by Lewis Powell to approve of the Construction Polices.

All in Favor. No opposition heard, motion passes.

Residential Power

The building was built as a lodge and the usage has changed. Some have remodeled and have taken power and those who have not yet, no longer have access to additional power. Electricians were contacted along with the Town of Mountain Village to see about bringing more power into the building to provide all equal service. The preliminary estimate was around \$200,000.

Q: What are we doing currently to approve electrical work?

In the last couple of weeks, a unit circuit has been tripped. An Owner expresses that there must be a solution to resolve the matter.

A: The unit construction policies require an application present the details of a proposed project for Board review. We are not auditing the breakers on a regular basis.

Q: How do we resolve this?

A: We have been looking into bringing equal power to all residential floors and the Owners will need to approve the project scope and budget. Todd Pistorese, has offered to advise on the project.

Comment: An owner comments that their remodel was reviewed by the Town and the load capacity was approved by the Town. This building was built to residential standard and not a lodge standard. He supports the idea of a committee to evaluate the residential power. Perhaps electrical can be pulled from other areas. Perhaps the power can be obtained for the few who want to remodel soon.

Motion by Keith Brown, second by Lewis Powell, to form a committee to evaluate the electrical project and obtain more power for the residential floors. David McKown and Todd Pistorese are nominated.

Discussion of submetering each floor to analyze power use and energy analysis. Take data collection for a period of time when occupancy is higher. It could take at least a month to collect data.

Motion by Tom Scruton, second Grace Hwang, to make a residential power committee to evaluate and provide a recommendation within 3 months. *All in favor, motion passes.*

Baseload of the building is pretty much mapped out by Keith's Brown electrician.
Consideration of the hallway electrical requirements. The hallway and electrical committee should discuss.
Consideration that all residential owners should have the same electrical access.

Residential Hallway Upgrades

There is about \$10,000 earmarked for the project. The project has been on hold due to possible plumbing and electrical projects. An owner states a plumber has advised the plumbing drain lines need to be upgraded and should be considered prior to the hallway renovation.

There is money earmarked for the Reserve Study however the electrical project could be expensive and there are some owners who may want to use the money for the electrical upgrade.

No motion is heard. The Hallway committee will continue in the plan

Motion by Keith Brown, second by Tom Scruton, to apply the hallway project monies to the electrical and plumbing project, if needed. *All in favor, motion carried.*

Mountain Village Cable

Mountain Village Cable is no longer offering a bulk rate, moving forward, each unit will have its own account. If the HOA continues to manage the cable service, everyone would need to be on the same plan and the bill would be allocated based on square footage. With different levels of service now available, each owner has the option to take on their own service at the service level they prefer.

Motion by Marsha Raeber for each owner to take over their own cable service.

Q: When will we lose service?

A: You have already lost cable service unless you set up directly with the Town of Mountain Village.

Would anyone like to argue for keeping the cable TV service managed by the HOA?
Discussion of fiber connection in Mountain Village.

Motion by Mary Weiler, second by Marsha Raeber, for the HOA to cease managing the cable internet service. *All in favor, motion passes.*

What happens with the \$32,000 for budgeted cable service?
It will be deleted from the 2022 budget.

Owners will be provided with the Mountain Village Cable contact information.

Adjourn

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

Meeting adjourned at 4:41 pm.

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

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