

# Blue Mesa Lodge Condominium Association Board of Directors

## Mid-term Board Meeting

Date: May 20, 2021 at 3:00 p.m., MDT  
Location: Teleconference  
Board present: Tom Scruton, Lewis Powell, Mary Weiler, Paolo Canclini, Stefano Canclini,  
Owners Present: Steven Weiler, Annie Riccadelli  
Full Circle: Dan Witkowski, Hilary Swenson, Elyssa Krasic

Meeting called to order at 3:07 p.m., MDT  
Roll Call  
Determination of Quorum 4 of 5 Directors are present  
Notice of Meeting: April 29, 2021

Approval of Board Meeting Minutes from December 7, 2021

*Motion by Mary Weiler, Second Lewis Powell, to approve the meeting minutes from December 7, 2021. All in favor, motion passes unanimously.*

### Policy Proposals

Responsible Governance Policies, Rules, and Regulations

*Motion by Mary Powell, Second Lewis Powell, to adopt the Responsible Governance Policies that were provided with the meeting materials. All in favor, motion passes unanimously.*

### Construction Policy

Discussion of 2021-04-21 Construction Rules Draft circulated to the Board with meeting materials.  
Consideration of possible damage and deposit amounts for smaller projects not requiring a building permit.

*Motion by Lewis Powell, Second Mary Weiler, to adopt the Construction Policy with the change to section 4A: for construction not requiring a building permit, the owner must notify the Association Manager, regardless if a permit is required for said work. All in favor, motion passes unanimously.*

### Trash Shed Re-Paint

Discussion of bids and exterior maintenance budget available year to date. The cost would be split 50/50 between Blue Mesa Lodge and Blue Mesa Condos.

*Motion by Tom Scruton, second by Lewis Powell, to spend up to \$1500 of maintenance budget to paint the trash shed and possible gravel if the budget allows. All in favor, motion passes, unanimously.*

### Electrical Service

The Residential units share breaker boxes. Over the years units have improved service and pulled power from the shared breaker boxes. Some breaker boxes are at capacity and some residential units are needing more power. Prior to the Board Meeting, Full Circle was directed to obtain quotes to receive bids to evaluate power capacity and increase power. 2 electricians have been contacted and will provide a scope of work and estimates for Board review.

### Update from HOA Manager

Informal Reserve Study- Save as much money as you can.

### Plumbing

3<sup>rd</sup> floor wye issue. A camera was used on the downstairs main and Laundry room pipes. The downstairs main looked O.K. The Laundry room had a lot of build-up on the inside of the pipes. Full Circle HOA is still in the process of understanding the problem before offering a solution.

### Laundry Room

Board reviews estimate to repair the leaking washer boxes.

*Motion by Tom Scruton, second by Lewis Powell, to approve a budget of \$900 to replace the washer boxes. All in favor, motion passes unanimously.*

Board advises Full Circle HOA Management to provide a scope of work with estimate to improve the laundry facilities.

### Snow Removal

Board reviews the year to date snow removal costs and the 2020-21 budget. It is recommended to increase budgets amount for 2022.

### Roof Condition

Several tiles need to be replaced.

Board approves moving Agenda item #12 – Budget Committee up on the agenda.

Discussion of Budget process:

The entire board will receive a draft Budget.

Once prepared it will be presented to Ownership.

### Rezone and Ownership Square Footage

Discussion of rezoning and changes to square footage.

Discussion of HOA Attorney review distributed with meeting materials.

Discussion of units that grew due from combination.

The Fourth Amendment to the Amended Declarations was recorded with-out referenced Exhibit A, this should be corrected.

Owner vote is not needed to approve past rezoning.

Owner vote is needed where unit size increases.

*Motion by Tom Scruton, second to Lewis Powell, to seek further council to Amend the Declaration regarding updating square footage and billing chart and add the reference Exhibit A. All in favor, motion passes.*

### Hallway Renovation

Hallway Renovation project discussion delayed to next meeting.

### Insurance coverage review and discussion

The coverage is well written, could purchase coverage for a catastrophic loss. In the unlikely event the building was a total loss the amount of coverage is not enough to rebuild. Direction provided to Full Circle HOA Management to ask the insurance agent for a replacement cost estimator.

Motion by Tom Scruton, second by Lewis Powell, to Adjourn, motion passes unanimously.

Adjourn 4:43 p.m., MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BAORD AT THEIR MEEITNG HELD ON July 22, 2021