

Blue Mesa Lodge Condominium Association Board of Directors

Special Board Meeting

Date: July 22, 2021 at 3:00 p.m., MDT
Location: Teleconference
Board present: Tom Scruton, Lewis Powell, Paolo Canclini, Stefano Canclini
Owners Present: Annie Riccadelli, Li Song, Joo Song, Bogna Nowak, Elizabeth Moore, Marsha Raeber, Jody Cappelli, Tyco Brown, Keith Brown, David MacKown, Peter Riccadelli
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: July 13, 2021

*Motion by Lewis Powell, Paolo Canclini, to approve the meeting minutes from May 20, 2021.
All in favor, motion passes unanimously.*

Policy Review and Invitation for Comments

Responsible Governance Policies

The Association Bylaws pre-date CCCIOA's mandatory Responsible Governance Policies (RGP's). Every HOA is required to have the 9 Responsible Governance policies and in general RGP's are in favor of good governance providing clear direction, communication, and transparency. RGP's do not replace Bylaws, nor are recorded. Legal counsel was sought to create documents for the Association.

The Board requested Owners provide written comment and questions to the Board by July 16, 2021. The Board received and provided written response in advance of the meeting.

Questions, answers and discussion regarding Responsible Governance Policies.

Li Song offers consolidating owner feedback for the Board and Association attorney to review by creating a redline version of the Responsible Governance Policies.

Construction Policy

After receiving substantial complaints about ongoing and past unit construction the Board adopted Unit Construction Policies. Many HOA's have Construction Rules and Policies to protect common elements and lesson impact on neighbors. The polices can be changed to meet the needs of the Association.

Question and answer session.

- *Consideration of removing deposit requirements for projects not requiring a building permit.
- *2 Owners call to remove Construction Rules entirely.
- *Board is not moved to remove. Construction Rules aim to protect Common Elements and a reduce impact to the building and owners.
- *Opposition was voiced to amending the rules as proposed, owners preferred to circulate proposal to all owners before further amendment.

In absence of a motion the Board will consider the concerns regarding the deposit and bond requirements and invites owners to present a redline version of construction rules for board consideration.

Electrical Service Improvement Review of findings and Bids

The Board received a complaint regarding power not being available for unit upgrades and of unsafe electrical conditions. Over the years, as units have remodeled and converted from efficiency to lodge units, they have drawn more power. A

forensic investigation to review 10 years of unit construction was deemed not a good use of time and funds. All owners are entitled to power. Two vendors are preparing individual assessments of existing power and future requirements along with an estimate. Estimates and scope of work have not yet been received by the Association.

Discussion of forming an electrical committee.

The Board is not moved to create an electrical committee. Expert third party estimates will be shared with Ownership. It is noted the Board followed the same format regarding the Alarm project which resulted in a successful upgrade to the system.

Motion by Lewis Powell, second by Paolo Canclini, to review and share the residential power upgrade scope of work and estimates at the next Owner meeting. Owners will decide if they want to proceed and fund the project. In the interim, if a power related safety issue is found the Board will act to protect the Association. All in favor. Motion passes unanimously.

Bicycle Storage Discussion

Bicycle storage is clogging common areas. It is observed there are bikes that have not been used in a long time.

Removing personal items, even if dilapidated can be problematic and requires repetitive notice and communication prior to removing.

Consideration of adding bike storage and signage to the area left of the garage ramp.

Discussion of shared space, administration cost, assigned bike storage and mounting systems.

Signage and owner communication to begin.

Old Business

- a. Plumbing – 2nd sewer line, 3rd floor WYE descaling. No new problems reported. Perhaps routine maintenance is the solution.
- b. Laundry Room - There was a recent incident, the drain hose came out of the drain and water leaked into the unit below. Washer boxes have been replaced and a catch pan is under the washer unit.
- c. Trash Shed - Has been painted and looks good.
- d. Roof Repairs – Routine repair and maintenance are in progress.
- e. Construction and remodel updates - No updates or problems to report.
- f. Window Committee – A window committee was formed at the last Owner meeting and recommendations have not been provided. Owners are welcomed to join the committee. Keith Brown volunteers for the window committee.
- g. Hallway Renovation Committee - The hallway project is scheduled for 2022 based on resolution of the 2nd sewer line, 3rd floor WYE descaling. The hallway committee has not yet provided recommendations for the Boards consideration. Owners are needed to join the committee. Li Song volunteers for the hallway committee.

Board asks for further comment.

No further comment.

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

Meeting is adjourned. 4:43 p.m., MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON December 21, 2021.