

Blue Mesa Lodge Condominium Association
MINUTES OF BOARD MEETING

Association: Blue Mesa Lodge Condominium Association
Date: Wednesday, March 9, 2022, at 3:00 p.m., MST.
Location: Teleconference Conference Call
Board Present: Mary Weiler, Lewis Powell, Paolo Canclini, Tom Scruton, Stefano Canclini
Others Present: Dan Witkowski, Elyssa Krasic, David MacKown, Keith Brown, Tyco Zeletineanu, Darren Dickson

Meeting called to order at 3:08 p.m., MST.

Roll call. Determination that a quorum is present, 6 of 6 directors are present.

Motion by Mary Weiler, second by Paolo Canclini, to approve board meeting minutes December 9, 2022, Board Meeting Minutes. All in favor, motion passes unanimously.

Unfinished Business

Residential power project discussed

Keith Brown, Annie Ricciardelli, David MacKown have had a chance to review the electrical room. Todd Pistorese has offered to provide metering assessment.

Residential Power Project Committee Charter Formation

Purpose: to evaluate electrical service capacity of BML and investigate options for expanding service beyond existing service panels.

Communication: all committee communications should include blue.mesa.lodge.committee@gmail.com. The committee chair should be responsible for communication with the Board.

Motion by Lews Powell, second by Tom Scruton, to approve the formation of the Residential Power Committee. Todd Pistorese as Chair and David MacKown, Annie Ricciardelli, and Tom Scruton as committee members. All in favor, motion passes unanimously.

Discussion of electrical findings so far and next steps:

- Look at circuit breakers.
- Hire an electrician to verify data that cannot be verified.
- The electrical loads need to be monitored during peak season and offseason.

Residential Laundry

The Association machines are working. The temporary washer has been retired. Estimated 4 – 14 loads of laundry a day and discussion of machines breaking down with heavy use. Commercial grade equipment is estimated at \$9,000 per unit. Another consideration is paid for service, per load.

The consensus is to keep the laundry machines in place as is.

Owner comment: strongly disagrees with the need to purchase coin-operated, commercial-grade machines.

Plumbing Maintenance

Review of plumbing challenges and consideration of 3 maintenance options:

1. Clean out and camera every single line, a complete drain cleanout has never been performed.
2. Do nothing and address issues as they come up.
3. Clean out horizontal lateral runs (only) to the main.

Pipes can be damaged in the clean-out process.

Motion by Tom Scruton, second by Lewis Powell, to obtain bids for option 1, to clean out the entire building and add in cleanouts to the residential areas, and a bid for #3, to clean out and camera of the horizontal lateral runs to the main. All in favor, motion passes unanimously.

Hallway Renovation

Review and discussion of the Hallway Renovation Committee charter.

Motion by Mary Weiler, second by Lewis Powell, to dissolve the Hallway Renovation Committee and return the funds to the Operating Fund. All in favor, motion passes unanimously.

Mary Weiler volunteers to chair if the committee is reformed.

Roof Snow/Ice

Discussion of roof snow and ice and proposal by Keith Brown.

There are some heat tapes needing repair when weather and vendor availability allow.

GCE Calculation Audit

Discussion of Exhibit A included with the 2021-10-19 Sixth Amendment to the Amended Declaration.

Comparison of the original exhibit A, prior to the 3rd Amendment with the current exhibit A.

Motion by Mary Weiler, second by Tom Scruton, to have the Association attorney review the GCE allocations on exhibit A. All in favor, motion passes.

Association Records

Discussion of records and past contracts and the lack of historical records on hand. The Board requests all past documents be submitted.

Keith Brown offers to manage and organize Association records with Annie Ricciardelli.

Executive Session to Discuss Privileged Legal Matter

Break to log in for Executive Session. Owners log off.

Motion by Tom Scruton, second by Lewis Powell, to enter executive session at 4:16 pm. All in favor, passes unanimously.

Motion by Tom Scruton, second by Lewis Powell, to exit executive session at 4:49 pm. All in favor, passes unanimously.

Adjourn

Motion by Tom Scruton, second by Mary Weiler, to adjourn. All in favor, motion passes unanimously.

Meeting adjourned at 4:58 p.m., MST.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON April 14, 2022.