

**BLUE MESA LODGE HOMEOWNERS ASSOCIATION
MINUTES TO THE BLUE MESA LODGE ANNUAL MEETING
December 6th, 2018, 1:00 P.M. (MST)**

1. Welcome. HOA President – Nancy Branyas.
 - a. Roll call, determination of quorum and certification of proxies.
Board members: Kent Phillips 41B, Nancy Branyas 32A, Len Conway D,E,F,G, Keith and Tyco Brown 41A, and Paolo Canclini D,E,F,G and Lisa Powell, 40 A,B,C.
Owners: Grace Hwang 20A, and Tom Scruton 21C.
Proxies: Keith Brown held proxies for Irene Cochran, 20B, Gosia Nowak, 20C, 23A, 23B, Todd Pieterse 21A,B, Julie Peeler - 22A,B,C, 23C, Paula Alcantara, 33A,B, Maya Van Putten, 33C. Nancy Branyas held proxies for Mary Weiler, 30A/B and Jody Cappelli 32B, Len Conway held proxies for Peter Ricardelli, 31A/B/C and Jonathan Sweet - Parking space P44
Others Present: Barrett Miller – ASAP and Judi Balkind, HOA Manager
Absent: Marsha Raeber, Unit 23C, Terrace Hauptman, 41C, P39, P42, and P43.
Determination of quorum of Owners – The unit owners present in person or by proxy at any meeting of unit owners representing voting interests of at least fifty percent (50%) of the votes. 93.6% of the members were represented at this meeting.
Quorum was met and Nancy Branyas called the meeting to order.
2. Proof of Notice of meeting or waiver of notice. **Len Conway made a motion to approve notice of the meeting. Nancy Branyas seconded and motion passed unanimously.**
3. Review and approval of the Minutes for the Annual Membership Meeting of December 11, 2017. **Nancy Branyas made a motion to accept the minutes from the Annual membership meeting of December 11, 2017, Seconded by Lisa Powell, all in attendance were in favor and the minutes were passed.**
4. Brief Recap of past year at Blue Mesa Lodge – HOA President Nancy Branyas.
 - a. Status of 2018 repairs
 - Nancy noted the repairs were made to the boiler.
 - The Stucco was painted on the chimney. These were originally scheduled for 2017 but lack of funds delayed the repairs until 2018
 - Roof Maintenance – Discussion ensued regarding old and worn tiles which are cracking and the need to eventually replace portions of the roof. A study of possible scope of work and costs will guide future decisions.
 - Nancy Branyas thanked the HOA manager, Judi Balkind for her work with the HOA.

5. Unfinished Business.

a. Review of Financial status and 2018 Budget. Len Conway reported the owners were sent a year to date annual report showing 2017 Actuals, 2017 Budget, 2018 Year to date actuals, 2018 Budget and the 2019 Proposed Budget. To date, there is a small amount left of around \$3,700 in the maintenance and repair. ASAP projections for 2018 for the residential units are that they will exceed the budget between \$1000 - \$2,000. As a reminder Len noted that the 2017 actual were over budget by \$6,000 for the residential units. This was added to their dues in 2018. A minimum of \$6,000 increase in dues and add another \$2000 to reflect increases on various line items as charged by the various vendors and suppliers. A 20% increase in water has been added to the budget as well. Reserve Funding– historically the last 5 years the reserve has been funded at 18,000. The recommendation is to increase by the reserve funding by \$2,000 – in 2019, additional \$2,000 in 2020 and another \$2,000 in 2021 such that we return to \$24K in annual reserve funding.

2019 Budget - Len noted he had received the insurance renewal after the budget was set. The insurance premium amount is \$1,000 less than budgeted. He also noted he had not received the garage assessment numbers from the Blue Mesa Condos. Len recommend we look at the aggregate valuation for the building for our property coverage which is valued at around \$8,000,000.00 for next year's insurance.

Recap: The 2018 HOA budget for dues was set at \$101,000 and he is proposing the dues at \$109,227, Reserve from 18,000 to \$20,000, Residential from \$61,000 to \$66,735.

Budget will be revised with new insurance numbers, garage and any other changes.

Discussion ensued. Keith Brown suggested that the HOA might want to look into the option of owners contracting for service individually for cable rather than the current collective approach we are using. The replacement of the Ski locker carpet of \$1,500.00 will be added to the budget for Spring 2019. Also approved is an additional carpet cleaning mid-summer.

b. Review of maintenance projects:

- Green Trim and wood repair – The gable woodwork on the southeast corner above Hauptmann's unit was completely replaced and painted, the wood above Keith Brown's unit was repaired and painted. The green trim was also painted.
- New washing machine – Purchased and installed
- New vents in fascia boards – new vents (30) replaced in the soffits on the south side of the building that had previously been painted over.
- Problems encounter over past year/solutions. The door's locking mechanism that leads to the condo side has been repaired a few times – the locksmith indicated the door mechanism was vandalized.
- The garage door leading into the garage was in the open position almost all summer. A new metal bracket has been installed over the new garage door to prevent any further damage.

- It was noted the windows on the individual units are beyond any warranty. Windows that need new window sills will require a new frame from a window company.

6. New Business.

a. Review 2019 budget.

- Discuss HOA Dues increase
- Approval of 2019 Budget and HOA Dues. **Len Conway made a motion to approve the 2019 budget and dues with revisions above. Kent Philips seconded and motion passed unanimously.**

b. Garage Ceiling repairs

- Discuss scope of replacement/repairs to panels and steel beams. Judi Balkind noted to the members she met with Jamie Shuler and Ken Watt – Trifecta Construction on site to review the scope of work needed in fireproofing the garage. Trifecta has already fireproofed the other side of the garage for the Gondola Plaza HOA. She also met with 2 additional contractors – Ricky Denisik, Ultra Builders, LLC and Frank Hensen, Hensen construction for bids.
- Reviewed obtained estimates. The three bids presented were \$38,672.00 from Trifecta, \$29,550 from Hensen Construction and \$9,180.00 from Ultrabuilders. Discussion ensued. Len Conway and Kent Phillips agreed to accompany Judi Balkind and meet with Randy Kees, Town of Mountain Village Chief Building Official to determine and define the scope of work for the fireproofing of the garage. Keith Brown noted he also met with Randy Kees.

c. Roof Replacement: Define scope of work, cost estimates and timing. Keith Brown noted to the members the HOA will benefit for a review of the roof tiles for 2019. His suggestion is to obtain roof measurements, replace membrane where needed and retain the red tiles. In some areas, gables, etc. a suggestion is to replace with new synthetic tiles.

7. Election of HOA Board of Directors

The members who requested to be considered for a board position are as follows: Nancy Branyas, Len Conway, Kent Philips, Lisa Powell, Keith Brown, Tom Scruton and Paolo Canclini. There were no other nominations from any other owner. A secret ballot was taken and votes were calculated with six directors being elected: Nancy Branyas, Len Conway, Kent Philips, Lisa Powell, Tom Scruton and Paolo Canclini.

5. Other Business.

- Biking area – at bottom of garage stairwell – Tom Scruton proposed to find more adequate for secure bike storage and wash area for the bikes. Target the bikes unchecked and abandoned in the current storage area now.
- Proposed Policies for Deliveries, repairs and renovations. A suggested policy was presented to the members regarding renovations/remodeling and deliveries.

6. Adjournment. Nancy Branyas made a motion to adjourn, seconded by Len Conway and meeting was adjourned.

Respectfully submitted,

By: Jarmik Property Management, Inc.
Judi Balkind, HOA Manager