

BLUE MESA LODGE CONDOMINIUM ASSOCIATION
Minutes to the Blue Mesa Lodge HOA Board Meeting 12/11/17
December 11th, 2017

1. Election of Officers.

Kent Phillips made a motion to elect the following board members as officers: Nancy Branyas, President, Len Conway – Treasurer, Kent Phillips – Vice President/ Secretary. Nancy Branyas seconded the motion and motion passed unanimously.

2. Renewal of Manager and Accounting Firm Contracts. Nancy Branyas made a motion to continue with Judi Balkind/Jarmik Property Management as the HOA manager. Motion seconded by Kent Phillips, vote taken and motion passed unanimously. Len Conway made a motion to retain the accounting firm ASAP, motion seconded by Nancy Branyas and passed unanimously.

3. Next steps Structural Projects for 2018

Manager Judi Balkind and President Nancy Branyas

a. Chimney (NE) stucco painting – working on getting a bid and will present to the board.
b. Damaged deck wood SW corner – estimated cost of repair from San Miguel Building and Spa - \$1,100.00, but it was noted there may be rotted wood underneath and this will not be known until they remove the outside layer.

c. Snow Bars for Roof – received a bid from Pro Services last year for approximately \$5,800, it was noted the heat tapes are all up and running on the roof and may help with the snow and ice removal on the roof.

d. Ski Locker carpet replacement – Lisa placed throw rugs and pillows in the ski room.

e. Inspection chimneys for fire safety – It was noted to the board that Armando, Pro Services has been contacted and requested a bid from him to remove the chimney cap for cleaning by Mountain High Fire and Safety, as well as lowering a camera into the chimney to see the status of the chimney.

c. Repair Garage Drywall/Fireproofing - Judi has noted to the board she has had a few meetings with GPP to discuss the possibility of having the garage areas fireproofed at the same time and with the same vendor. A meeting was attended with a company from Denver. GPP noted they are considering this project in late spring 2018. Nancy Branyas suggested setting up a committee with the members of the board that would help with Judi to help with coordinating these projects. Discussion ensued.

4. Approval of projects for spring 2018. Len Conway noted the amount for unknown repairs for the last couple of years has fallen in the range of \$6,000 to \$8,000 in the last few years. He stated the amount we should be looking at is around \$12,500.00 for the above noted projects.

5. Other Business.

- Nancy Branyas asked if Keith Brown would be able to update the board on the roof tiles allowed in the Mountain village. Keith noted that what we have in reserve of tiles it should give us a 5-10 year life span. Town of Mountain Village has a meeting tomorrow to continue discussion on potential new roof materials.

- Nancy asked for an update on the contractor work from Keith Brown. He repaired Paulo's ceiling which was caused by Controlled Hydronics. He noted the furniture will be moved in on December 15th. He spoke to Marcel today and noted to Marcel that he would put up cardboard walls during the work hours so he would not hold back the elevator walls from being painted. Keith's contractor will paint the elevator door in the garage and the foyer inside the elevator and door frames.
- Len Conway suggested we go into the winter and see if any unknown repairs have occurred. After the winter months, the board can assess the budget and see if any of the projects can be funded.
- Keith Brown commented to the board that his position is that fire and safety issues are a liability risk and that fireproofing needs to be taken care of as a top priority. Kent Phillips asked Keith if this issue was determined by officials other than Keith just looking at the fireproofing of the drywall. Keith stated that when he began the fireproofing work, by having his multi-story contractor's license and from comments from the building department, he knows we had to fireproof the steel beams in the garage. Kent asked again if we had something official in writing that we are required to fireproof the drywall. Keith suggested that Kent contact the building department. Kent stated he could not support spending significant amounts of money until we have the requirements verified in writing from an official.
- Keith noted to the board he has not gone to the Fire Marshall because he has does not want to raise red flags. Keith noted the when he did the fireproofing; he received approval from the building department to first remove the fireproofing that was there. The building department approved the fire rating system that Keith installed. The building department allowed him to stop the completion of the fireproofing because of structural leaks. Keith suggested Judi meet with Randy Kees in person at a later date.

6. Adjourn. Nancy Branyas made a motion to adjourn the meeting, seconded by Len Conway.

Respectfully,

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