

Draft Blue Mesa Lodge Association 2/9/2016 Board Meeting Minutes

- Meeting Held by conference call starting 5:00pm EST/3:00pm MST. 1 hour 37 minutes duration.
- Roll Call was Nancy Branyas, Barbara Cone, Paolo Canclini, Len Conway, Keith Brown and Owner Mary Weiler and for a limited time, architect Ben White.
- Quorum was established with 5 of 6 Board Members present.
- Proof of notice of meeting was established by the Feb 2, 2016 email to owners.
- Reading of the preceding Board meeting minutes was waived and approved as per the draft distributed to board members. It was noted the preceding Owner meeting minutes will be approved at the next Owner meeting.

Review and discussion of bids for BML 2016 repairs to waterproof the building were held. Comments were:

- Len: Can Ben discuss the conformity of the two bids, which are within several hundred dollars.
- Ben: The close bid is an anomaly, the bids were independent and used different subcontractors, etc.
- Len: Why is the Mountain Village town contribution \$10k?
- Ben: \$10k is a rounding up of the bid amounts received today for the town contribution. This is to be further reviewed.
- Keith: \$10k Town contribution does not include cost to town for work on town property. Specifically any grading and drainage work on town walkway property near the trash shed.
- Len: Cost excludes engineering?
- Keith: Discussed repairs with the BML 2009-10 engineer who does not think there are engineering costs required for the repairs.
- Len: Contingency \$10k?
- Ben: Contingency is not the bid. It is for any costs outside the bid scope of work.
- Len: total bid estimate \$103,000+-?
- Keith: Excludes several thousand dollars for substructure fireproofing to be done in 2017. A winter season before fireproofing will allow any leaks or problems to be identified. Also excludes a small basement leak, lost creek lane side. The town agrees to dig up the leak area and then the cause can be determined. Although Ben should specify the repair, it is likely a minor cost. Cost will be town or BML, depending on cause.
- Mary: Is there a warranty for the work?
- Ben: 1 year materials warranty by contractor, with materials have a lifespan of +-20 years.
- Nancy: What needs to be removed or installed, apart from the planter removal?

- Ben: wall behind planters to be waterproofed and stone installed. Walkway between BML and BMC to have 3 new perimeter drains, waterproofing, etc.
- Nancy: Ben, can you suggest town contributions to about 20% of project cost, which seems fair?
- Ben, West Valley (between BML-BMC) 3 new drains might be appropriate for a town contribution.
- Nancy: Ben, what is the 10 year outlook for the BML repairs? What does BML receive back for the investment?
- Ben: Solves drainage issues with the BML property. Building drainage is improved.
- Nancy: Ben, can we not repair the BML-BMC walkway? Will the repair be total without BMC involvement?
- Ben: The area is a problem for leaks. The best solution is for the BMC building to be waterproofed to the plaza membrane. The bid repair will reduce but possibly not eliminate all leaks into the basement, but helps protect BML property.
- Paolo: Town in years past said they would install stone on the BML wall after planters are removed.
- Mary: Paolo, anything in writing? (no).
- Keith: Will discuss installing stone at town expense along with other requests that will increase the town contribution to the repair cost.
- Len: Major reservation were consequences of BML alone making repairs, without neighbor involvement and not knowing GPP plains and implications for future rework costs. Satisfied these concerns are addressed and in favor of proceeding with repairs
- Ben left the conference call.
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- Board agreed to plan for repairs without BMC involvement, but to explain and invite BMC at a later date to be involved at their option.
- Board agreed to seek greater town contribution (+-20% of project cost).
- Board agreed for members Keith Brown and Len Conway to review and approve repairs at a later date. The balance board members will be updated on findings and decision if to repair in 2016.

Board approved the HOA accounting service (ASAP accounting) to send late owner dues statements monthly until paid and for the HOA accounting service to send bills and maintain records for owner payments for contractors arranged by the HOA for emergency repairs. Bills are to be paid in 30 days of 1st notice to owner by the HOA accounting service. Late fees and interest may be applied after 30 days.

Board and Mary Weiler discussed the Limited Common Element Policies and Procedures as follows:

- Nancy proposed a new draft, replacing the 2/2/2016 draft. Nancy's draft was emailed to the board on 2/8. Mary requested a copy. Nancy said she will send to Mary with a request for any comments from Mary. Keith said he would suggest corrections to Nancy for several factual errors in Nancy's 2/8 draft. Nancy said she would edit and send the board a final draft.
- Board agreed another a formal, noticed board meeting is not needed to approve Nancy's final draft. Board members can approve the final draft by email to all board members.

Board meeting concluded.

Minutes by Keith Brown

Blue Mesa Lodge HOA Board and Owners Annual Meeting Minutes from December 15, 2015

Board Meeting Minutes

1. Roll Call, Nancy, Paolo, Len, Barbara, Keith
2. Establishment of Quorum
3. Proof of notice of meeting, sent to all owners on December 8, 2015
4. Approval of the minutes of the preceding Board meeting

Board meeting paused and continued after the Owners annual meeting

Owners Meeting Minutes

5. Roll call of Owners, Nancy, Paolo, Len, Barbara, Keith, with Keith having proxy vote from Owners of Units 40a, 40b, 40c, 23c, 21c, 21ab, 23a, 23b, 20c, 23b, 33c.
6. Establishment of Quorum
7. Proof of notice of meeting
8. Approval of the minutes of the preceding Owners meeting
9. Review and discussion of 2015 activities, including actual costs vs budget, dues collection, building repairs and unexpected expenses and the proposed
10. Review and approval of 2016 budget
11. Establishment of the number and term of members of the Executive Board
12. Election of Inspectors of the Executive Board Election

Owners Meeting was concluded

Continuation of the Board Meeting

13. Election of Directors of the Executive Board. Dr.Nancy Branyas - President, Lisa Powell - Vice President, Keith Brown - Treasurer/Secretary
14. Continuation of Board discussions about 2015 activities and 2016 budget

15. 2016 Budget approved, with the provision that the a final 2015 balance sheet and P&L, plus the 2016 budget showing line item budget vs 2015 budget actual documents be submitted to the Board before the next Board meeting.
16. The Meeting was concluded.

Minutes by Keith Brown