

Draft Blue Mesa Lodge Association 12/5/2016 Board Meeting Minutes REVISION 1

1. Meeting held by conference call starting 5pm EST. 2 hours 1 minute duration
2. Board member Roll Call was Nancy Branyas, Lisa Powell, Len Conway, Keith Brown, with the meeting attended by Owners Peter Flynn and Kent Phillips.
3. Quorum was established with 4 of the 6 board members present.
4. Proof of meeting notice was established by the Nov 23, 2016 email and postal mailings to owners.
5. Readings of the preceding Board minutes were waived and approved per the draft distributed to all board members.
6. Lisa Powell left the call after 15 minutes.
7. Review and discussion of 2016 repairs were held.

Board meeting paused and continued after the Owner's annual meeting

Draft Owner's Meeting Minutes

1. Roll call of Owners Nancy, Len, Peter Flynn, Kent, Keith, with Len holding Paolo (other commercial owner) proxy. Keith held proxy votes for Units 20a, 20b, 20c, 22abc, 21ab, 21c, 23a, 23b, 23c, 33c, 33ab. P42, P43
2. Establishment of Quorum
3. Proof of meeting notice (Nov 23, 2016)
4. Approval of the minutes of the preceding Owners Meeting
5. Approval of the 2016 budget with the following changes: (a) \$18,000 reserve funding and \$2,000 to be decreased in operating funds repair.
6. The term and number of 2017 Board members was established. Keith Brown was elected Inspector of the Executive Board Election. The 2017 board members are, Kent Phillips, Nancy Branyas, Len Conway, Lisa Powell, Paolo Canclini, Keith Brown.
7. *Owners Meeting concluded Continuation of the Board Meeting*
8. Board members approved a strict and uniform application of dues collection policies as per the BML collection policy and procedures and governing documents.
9. Credit card payment of Owner dues approved by the board. The card paying owner to pay all processing fees. Board members to encourage owners to schedule auto-payment and direct deposit of dues. The dues payment mailing address will be changed to the bank address starting 1st Q 2017 dues, to reduce accounting expense/time and to better insure delivery.
10. 2017 budget approved with changes listed in the Owner's minutes above, pt. 5.

11. For 2017, Nancy Branyas is President, Lisa Powell - VP, Len Conway - Treasurer, Kent Phillips - Secretary and Keith Brown & Paolo Canclini as non-executive board members. Keith Brown is the HOA Manager.
12. 2016 reserve and operating accounts reviewed. Keith Brown and ASAP Accounting to assist incoming Treasurer Len Conway with details of reserve balance, operating account expenses and costs excess to budget.
13. The 2016 repairs cost \$117,532, paid from the reserve account. Expense and repair documentation website is :
<https://sites.google.com/site/bmlrepairs2016/> . Keith was Project Manager and is available to Kent (or others) if questions.
14. Owner Peter Flynn left the call after 86 minutes.
15. Discussed: Needed and optional 2017 repairs, new CCIOA disclosure requirements, reserve study considerations, the lifespan and possible costs of the building roof and the possible costs of a new garage door (managed by the garage association, not BML) as well as the merits of a garage fire suppression glycol system to reduce broken door freezing pipe issues.
16. Board members noted multiple owners repaired or rebuilt their decks at owner expense in 2016, after board encouragement. Nearly all decks have been rebuilt at owner expense in the last few years.
17. The majority of owners are not cleaning deck drains or clearing snow, which is an Owner obligation. There is a subsequent high cost to the HOA and Owners from regularly occurring leaks. The Board discussed the merits and possible issues if the HOA cleans all deck drains 2x a year and bills owners for the work. The board decided to continue discussion.
18. The board agreed to collectively define HOA and Manager responsibilities for owner private property and limited common element follow up and repairs.
19. Board meeting concluded.

Draft minutes by Keith Brown