

Blue Mesa Lodge COA
A Colorado Non-Profit Corporation
Board Meeting
Monday January 23, 2017 3:00 pm MST

Order of Business

Barrett Miller called the meeting to order officially at 3:33 pm

1. Roll call (check-in procedure)

Nancy Branyas
Kent Phillips
Marsha Raeber
Lisa Powell
Keith Brown
Len Conway
Paolo Canclini
Required quorum established
Barrett Miller, ASAP Accounting

2. Approval of Minutes of Prior Board Meeting

Nancy Branyas made a motion to approve the prior board minutes from 12-5-16 as presented. Seconded by Len Conway, all in attendance were in favor and the minutes were approved.

3. Board Report

Amended Dues Collection Policy: The Board confirmed that the collection policy has been amended due to inadequate impunity. Any HOA assessments unpaid after 30 days will incur an interest rate of 12%. An additional fine will be assessed after 60 days, and owners may be subject to termination of cable, internet and electricity. The policy also states that no owner, board member or other, can vote if their dues are not current.

2016 Year-End ASAP Financial Summary: Len Conway motioned to approve ASAP's 2016 Year-End Financial Summary, which was forwarded on January 10th, all were in favor and the motion passed.

\$3,000 Check Confirmation: Keith Brown wrote a check to himself for \$3,000.00 in July of 2016. Nancy Branyas explained that this check has been retroactively approved by the Board, and the matter is closed.

4. New Business

Proposal That No Owner Claim Against the HOA to Offset Their Obligation to Pay Dues: Keith Brown proposed an amendment to the bylaws, with the understanding that the

verbiage is to be determined by the Association's attorney. Barrett Miller suggested exploring the option of writing a resolution rather than amending the bylaws.

Snow Removal: The Board discussed proposing a new snow removal policy to the owners.

5. Property Management

Nancy Branyas expressed gratitude to Keith Brown for his years of service as the property manager at Blue Mesa Lodge, and formerly announced his official resignation on December 20th, 2016. It was noted that since his resignation, Keith Brown resubmitted his application for manager.

Barrett Miller reminded the board of their duty to contract with a property manager and ensure that the highest quality services are being provided to the HOA. Barrett also stated that some of the best property managers are those who are also owners because they have a vested interest in the property, however this can lead to conflicts of interests which must be fully disclosed. He recommended creating a written description of duties of the property manager.

Nancy Branyas stated that it was an imperative requirement to go to market and find an alternative manager when the Board received Keith Brown's December 20th resignation. Several recommendations were investigated, and Jarmik Property Management was ultimately determined to be the best candidate for manager of Blue Mesa Lodge Condo Association. Judi Balkin, the owner, has been in business for 20 years. Jarmik's main manager, Marcel Cop, knows the Blue Mesa Lodge building and already works for several condo owners. Len Conway reviewed the proposal from Jarmik Property Management with the Board. Lisa Powell expressed concern about excessive "supplemental" charges in the proposal.

Discussion was raised about a conflict of interest regarding Keith Brown serving on the Board and as property manager. Keith stated that he does not wish to operate under a conflict of interest, and chose to continue serving as a Board member.

Len Conway made a motion to accept the proposed 2017 contract with Jarmik Property Management, Nancy Branyas seconded. Four votes were in favor, one abstained, and the motion passed. Owners will be notified of the change.

6. Adjournment of Meeting

The meeting was officially adjourned at 5:08 pm.