

**BLUE MESA LODGE HOMEOWNERS ASSOCIATION  
BOARD MEETING**

**May 1st, 2017, 4:00 P.M. (MST)**

**Via Conference call**

**Call in number: 1-712-432-0080 Passcode: 716940#**

**AGENDA**

1. Roll call, determination of quorum and certification of proxies.  
Board members: Kent Phillips (KP), Nancy Branyas (NB), Len Conway (LC), Keith Brown (KB), Lisa Powell, (LP) and Paola Canclini (PC)  
Owners: Justin Peeler (22ABC), Tom Scruton (21C)  
Nancy Branyas called the meeting to order.
2. Determination of quorum of Board – Majority of the total number of Directors seats (both filled and vacant).  
**Board is 7, Quorum 4**  
**Act of majority of quorum of Directors is an act of the Board**  
**4 Votes =act of Board**  
**Nancy made a Motion to accept the minutes from the Board meeting January 23, 2017. Seconded by Len Conway, all in attendance were in favor and the minutes were passed.**
2. Unfinished Business:
  1. Roof repairs – recent leaks and upcoming needs:
    - a. Financial report. Len noted to the board the budget has included recurring expense and several capital expenditures so the board needs to evaluate what capital expenditures are a top priority. Rough overview – the accounts receivable are in good shape 6 owners as of last week had not paid 2<sup>nd</sup> qtr.'s dues. General overview of Actual vs. Budget: an emergency repair of the boiler occurred in early February and consumed the annual budget of miscellaneous repairs as well as the snow removal costs for January exceeded budget. The electricity expense is as a timing issue and should correct in the next few months. Invoices from 2016 that materialized unexpectedly during January that had not been known - \$4k – all paid. -3k for snow removal in December of 2016, 6 months of trash shed expenses (July – Dec 2016),and repairs on the 4<sup>th</sup> floor in July but materialized in Feb 2017 (5K).We had 12,500 of budgeted capital expenditures for painting, stucco and chimney that have not been spent. There remains 10K.
    - b. Top priorities for roof repair this summer and their estimated costs.

It was determined by the roofing company, Pro Services the top priority for roof repairs is above Mary Weiler's unit. The cost to repair the roof and Skylight is \$4,200.00.  
Discussion ensued.

**MOTION : Keith Brown made a motion to approve the estimate from Pro Services for \$4,200.00 for repair of the roof and skylight above Mary Weilers unit 30C. Kent Phillips seconded and motion passed unanimously.**

c) Future repairs to be discussed that should be put in budget next year – snow bars and stucco

Pro Services submitted estimates for installation of additional snow bars and wire mesh for areas on the roof. Discussion ensued. The board suggested tabling this for later.

d) Ultimate need for new roof – reserve funding update Start to prepare now - how to do over 2 year period as suggested to me by Duane -feasibility, costs and tile options. – Tabled for later.

2. Needed internal repairs from this winter's roof leaks .

a) Condos involved and HOA costs for repairing these. There were a few units that experienced roof leaks this winter. The roof and Skylights were repaired above Lisa Powell's (40B) and her interior, deck above Mary Weiler's unit (30C) and interior leak to unit 30A. The costs from the roofer were approximately \$2,000 and the repairs to the inside of the units will be approximately \$2,400.00.

3. Boiler status. The pipes and circulation pump were replaced for the condominiums hot water system.

4. Reassessment of state of Carmela's office and proposed repairs.

Paolo reported to the board the current status to the office space. The walls are all black from the humidity and they have been scraping and repainting the walls themselves. The carpet is dry today but when it rains the carpet gets wet. Keith was proposing to extend gutters without heat tapes and suggested the Town of Mountain Village that owns treat and dirt put a perforated pipe to drain out the water and get rid of the ground water. This will need to be addressed. .

Nancy's proposal – if we in September requested that every owner pay an additional 15% to one quarter's only for a special assessment to allow us to bring the roof up to standard and cover the extra roof work. Discussion ensued. Len noted that raising dues in mid-year is not the way to do it, and perhaps a special assessment or draw from the reserves. At the budget process for 2018, you will increase the reserve funding to replace what was spent in 2017. There will be no increase in dues at this time.

**Keith Brown mad a motion to agree to alter the 2017 budget and reallocate the expenditures. Kent Phillips seconded and motion passed unanimously.**

5. Carpet in Ski Locker room - replacement cost for fall or best to delay another year and just cover with rug.

It was noted that Nancy Branyas bought two mats industrial brown mats for the garage and an oriental carpets for the entryway . This is Nancy's donation to the HOA and no expense was incurred.

The replacement of the Ski Locker carpet is tabled for a later date.

6. Update from Judi and Keith on upcoming Sunset Plaza repairs

a) The pavers on the plaza have been completely removed. The stairs by the Inn at Lost Creek (Lani's stairs) have been completed removed and temporary stairs have been built for access to the condos. According to Finn, Town of Mountain Village, the project is on schedule and the completed date is July 1, 2017 if the weather is cooperative. The stairs and area around the entrance to the condominiums will be the rebuilt first

b.) Window washing & fire proofing of garage – delayed until plaza repairs are completed.

c.) Garage Drains – clogged and long term pump malfunction. – It was noted the Pumps are not working and haven't been for years. GPP is aware of this situation and identified that the water seeps out slowly. Keith Brown noted the Blue Mesa drains are kept clean and he kept dirt out of surface drains and horizontally pipe. Discussion ensued. It was suggested that GPP and Blue Mesa first try to identify why the pumps are not working – can new electrical service/wires be connected to the pumps.

7. New Business:

a. Request for all owners pay for bi-annual deck drain cleaning at their expense. A request is made to have all owners pay for their own deck drain cleaning.

8. Other:

- Amendment to the documents – (By-Laws) at board meeting of Jan 23<sup>rd</sup> – Keith stated it was mentioned in the minutes to ratify  
***Kent Phillips made a Motion to accept the amendment and seconded by Len Conway. Motion passed.***
- Keith Brown noted he is Justin Peeler's representative and is requesting board approval to add a window to 22c wall facing the Inn at Lost Creek. Keith would give the board architectural drawings and documentation and measurements from the architect.

Discussion ensued. Kent Phillips has no problem as long as the HOA is protected and the proper paperwork is submitted. Len Conway noted he had no problem but the key is subject to the town approval. The town would indicate what is needed. Evidence of insurance by the contractor/HOA insured and any other requirements put on the association by the town.

Lisa Powell – no problem, Paola Canclini – ok . Nancy Branyas– ok.

The requirements noted above must be presented to the board for approval from HOA and Town in the month of May.

***Kent Phillips made motion to approve the installation of a window from Justin Peeler - seconded by len Conway. Motion passed.***

- Keith Brown noted he would like to see the fire proofing and cleaning of the kitchen vent cap completed this year.

9. Next meeting date and place: September -TBD

10. Adjournment. Nancy Branyas made a motion to adjourn the meeting

Respectfully submitted,

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By: Jarmik Property Management, Inc.

Judi Balkind, HOA Manager .

DRAFT