

DRAFT MINUTES FOR THE JANUARY 18, 2015 BLUE MESA LODGE ANNUAL OWNER'S AND BOARD MEETINGS

1. Roll Call with the following Board Members present: Lisa Powell, Keith Brown, Len Conway, Barbara Cone, Paolo Canclini). Owners Dr. Nancy Branyas and Tom Scruton also attended
2. Quorum was established.
3. Proof of notice of meeting was established.
4. 12/17/2013 Board Meeting Minutes were approved.
5. Keith updated the Board as follows:
  - The operating account is very low, \$6,703 as of 1/18/15, due to non-payment of 2014 dues, with commercial owning \$14,162 and 2 residential owners owing \$3,799.
  - \$4,500 in unpaid 2014 Reserve Funding will be paid into the Reserve Account from the Operating Account soon as sufficient Owner Dues payments are received, likely in the month of January, 2015.
  - The 21ab condo went through foreclosure, leaving \$1,914 in unpaid Residential Distribution that has been added to the 2015 Residential Distribution budget for collection.
  - The 1st Q 2015 dues statements are the same amount as 2014 because the 2015 had not been approved. Needed dues adjustments will be made on the 2nd, 3rd, 4th Q dues.
6. A discussion was held about the 2014 unexpected expenses for roof, alarm/fire suppression and elevator repairs and improvements and if the 2015 budget has adequate provision for unexpected repairs. The 2015 \$2,990 contingency budget and \$4500 in 2015 optional roof/heat tape/gutter repairs was considered sufficient funding for 2015 unexpected repairs. The expected 2016 Sunset Plaza repairs and the Blue Mesa Lodge need to arrange and pay for sealing (flashing) the building to the new plaza was discussed. The cost will not be known until an engineering study by the neighboring GPP association is released to BML, sometime in 2015. The HOA will try to obtain HOA insurance payment for the 2016 costs of sealing (flashing) and if unsuccessful the HOA Reserve Funds will be used.

The Board Meeting was paused for the Annual Owner's Meeting.

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DRAFT MINUTES FOR THE BLUE MESA LODGE ANNUAL OWNER'S MEETING HELD ON JANUARY 18, 2015

1. Roll Call with Owners Lisa Powell, Keith Brown, Len Conway, Barbara Cone, Paolo Canclini, Nancy Branyas, Tom Scruton present and proxy votes received for 23c, 23b, 23a, 20c, 33c, 33b, 33a owners.
2. Quorum established.
3. Proof of notice of meeting established.
4. 12/17.2013 Owner Annual Meeting Minutes approved.
5. Owners approved the 2015 Budget with the change of \$4,500 for the 2014 Reserve account funding.
6. Owners established the number and term of members of the Executive Board and the election of inspectors for the Board election and approved Nancy Branyas, Lisa Powell, Keith Brown, Len Conway, Barbara Cone, Paolo Canclini as the 2015 HOA Board members.

7. A motion to adjourn the Owner's Annual Meeting was made and seconded and the meeting ended.

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THE JANUARY 18, 2015 BOARD MEETING RESUMED WITH THE FOLLOWING MINUTES:

7. The election of 2015 HOA Board Executives was held and all Board members voted and approved for 2015 Dr. Nancy Branyas, President, Lisa Powell, Vice-President, Keith Brown, Treasurer.

8. A discussion was and vote was held on the Commercial non-payment of dues and the Commercial claims to the HOA for ceiling leak damages. Several Board members emphasized the need for Commercial to pay dues on time and in full for the HOA to successfully meet expenses and noted Commercial owes \$14,162 in 2014 Dues. Commercial proposed the HOA pay \$5,494 + \$6,500 for leak damages. All Board members approved a motion for a settlement with Commercial with the following terms:

- The HOA will deduct \$5,494 and \$6,500 from the \$14,162 Commercial owes for 2014 dues and Commercial will immediately pay the HOA \$2,168 as the balance for 2014 dues.
- Commercial agrees to pay 1 Q 2015 dues on time by February 1, 2015 and in the full amount.
- Commercial will provide to the HOA a Mountain Village Building Permit and a Building department final approval copy for the Pizzeria ceiling repair as proof the ceiling repair meets building code standards.
- The settlement is in full and no additional requests for HOA payment for the current ceiling leak damages will be made by Commercial. This settlement does not cover any future leak damages, if leaks occur.

9. A motion to adjourn the Board meeting was made and seconded and the meeting ended.

Minutes by Keith Brown