

VASQUEZ RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

12/17/15 4:00PM M.T.

CONFERENCE CALL

APPROVED MEETING MINUTES

CALL TO ORDER

Scott Becker, HOA BOD president called the meeting to order at 4:05pm.

ROLL CALL

Tom Cox, BOD Vice President via phone

Scott Becker, BOD President via phone

Ryan Blackman, BOD member via phone

Michelle Mueller, BOD Treasurer via phone

Jack Riott, BOD Secretary via phone

Dick Norman, Property Manager-Mountain Chalet Property Management, Inc.

APPROVAL OF MINUTES FROM 9/30/15 BOD MEETING

After a review of the BOD meeting minutes from 9/30/15 Michelle moved to approve the minutes as presented. Jack seconded the motion. Motion passed unanimously.

FINANCIAL REPORT

MCPM presented the Association Balance Sheet and YTD Fiscal Year Profit and Loss statement for BOD review. It was noted that the A-102 owner rebuild without a building permit and the resulting followup as caused an increase in administrative time. The Major Maintenance overage included the siding repairs to all four buildings, the dumpster enclosure repairs, fence repairs, open up drywall under A-102, redirect drainage ditch, annual backflow tests and fire extinguisher inspections.

OLD BUSINESS

A-102 REMODEL UPDATE

The State Electrical inspector through the Colorado Department of Regulatory Agencies (DORA) has requested specific letters and email correspondence as part of the ongoing investigation of the remodel done without permits. A copy of the owner completed Contractor Rules and Regulations and the Grand County building code were included in the BOD meeting packet. The Contractor Rules and Regs did not disclose all of the

major remodel work being done with regard to moving walls, electrical and plumbing. The State is continuing the investigation.

METAL ROOF CONDITION

A report of the metal roof condition will be issued by Done Right Roofing in the spring of 2016 as weather permits.

SIDING REPAIR PROJECT

MCPM completed the siding repair project.

DUMPSTER ENCLOSURE REPAIRS

MCPM has also the dumpster enclosure repair project.

A-101 REQUEST TO RELOCATE HOT TUB ON REAR UNIT DECK

The owner of A-101 has submitted a request to install a hot tub on the rear outside deck of his condo unit. The BOD denied that request. The owner has since filled his hot tub again and is using it for his rental guest. The BOD agreed to allow this through the remainder of the ski season as long as the temporary brace has been installed. The BOD requested the hot tub be drained until the temporary brace support column is installed. The BOD also noted that continuing use of the hot tub in the front entryway will require waterproofing of the room.

A BUILDING CANTILEVER REPAIR PROJECT

Tim Koepke from Alpine Meadows Design was of the call and explained his Scope of Work. The BOD asked a number of questions with regard to the discovery process, temporary supporting, and long term structural benefits. Based on Tim's comments the BOD agreed to select a contractor at the next meeting and schedule the work for spring as soon as the weather allows. It was noted that interior finishes are not included in this Scope of Work. Tim noted his plans would provide the necessary support for hot tubs in the entryways in the future. The BOD discussed with Tim the difference in cost. Tim noted the cost do make the repairs without accounting for the support of hot tubs would be about 35% less. The BOD noted it has a fiduciary responsibility to the Vasquez Run Condo owners to provide a safe environment for the owners and to insure the structural integrity of the Association buildings. After additional discussion Jack moved to have the A building supported temporarily at this time to insure safety to the cantilevered entryways until the repair work is done in the spring. Scott seconded the motion. Motion passed unanimously.

Scott recommended another BOD call be scheduled to discuss the cost difference for the final repairs.

C BUILDING DOWNSPOUT REPAIR

Contacted Done Right Roofing to let them know of the issue and they said they would get it repaired.

NEW BUSINESS

MEMORIALIZE BOD ACTION INTERIOR PAINTING CHANGE ORDER

The BOD via email unanimously approved a color change to the interior painting project on October 17th, 2015.

BUILDING FRONT DOORS

The BOD decided to move this to the next meeting agenda.

HOT TUB POLICY

The BOD decided to move this to the next meeting agenda.

SHUTTLE BUS PARKING LOT CORNER

The BOD decided to move this to the next meeting agenda.

NEXT BOARD OF DIRECTORS MEETING

The BOD agreed to schedule the next BOD meeting for January 7, 2016 at 4:00pm.

ADJOURNMENT

Being no further business to conduct Michelle moved for adjournment. Scott seconded the motion. Motion carried unanimously. Meeting adjourned at 6:08pm