

**VASQUEZ RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**2/18/15 7:00PM M.T.**  
**CONFERENCE CALL**

**CALL TO ORDER**

Dick Norman, HOA property manager called the meeting to order at 7:04pm.

**ROLL CALL**

Jack Riott, BOD Treasurer via phone

Tom Cox, BOD Secretary via phone

Michelle Mueller, BOD member via phone

Scott Becker, BOD President via phone...joined call at 7:34pm

Marc Blackman, BOD member via phone...joined call at 7:37pm

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

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**APPROVAL OF MINUTES FROM 11/19/14 BOD MEETING**

After a review of the BOD meeting minutes from 11/19/14 Michelle moved to approve the minutes as presented. Jack seconded the motion. Motion passed unanimously.

**OLD BUSINESS**

**A-102 REMODEL UPDATE**

Madeline Duncan, HOA attorney joined the call to provide an update with regard to the permit status of the A-102 remodel. The owner of A-102 was issued a building permit on 1/26/15. The state electrical inspector still needs to inspect the can light electrical work. Dick will follow up with the Town of Winter Park building department on the status of the electrical and the town inspection process. The BOD agreed that the attorney fees incurred by the HOA to get the owner in building compliance will be billed to the owner after the issue is resolved.

**PARKING LOT ASPHALT REPAIRS**

MCPM reported that the 16"X16" pothole was covered but it will have to wait until warmer spring weather so the asphalt can cure.

**DRAINAGE BETWEEN B AND C BUILDING**

Just confirming per last BOD meeting minutes that the BOD and MCPM will monitor the spring runoff to determine and drainage changes needed.

**ATTORNEY OPINION FRANK VISIANO INSURANCE CLAIM**

Michelle reported that her husband who is an attorney reviewed the water pipe break issue. Michelle's husband indicated there was no "negligence" on the Town of Winter Park and consequently there is no basis for reclaiming the HOA insurance deductible.

## **INTERIOR HALLWAY PAINTING**

Jack commented that he felt the B building was not in need of paint or carpet at this time. Tom commented that he felt the A building did not need the interior hallways painted at this time either. MCPM noted they had inspected all four building entryways and hallways and felt the overall condition was good. Scott commented that he thought the hallways were to be painted in the spring. Prior BOD discussion indicated the painting was not needed at this time. The BOD asked MCPM to get bids to paint just the C and D buildings but also get bids for all four buildings. Bids to include hallways and doors.

## **HALLWAY BASEBOARD HEATERS**

MCPM reported that the hallway baseboard heater project is complete and all baseboards are working.

## **NEW BUSINESS**

### **FISCAL YEAR 2016 BUDGET REVIEW AND APPROVAL**

MCPM presented a fiscal year 2015 projected finish. It does appear at this time that at the end of the fiscal year (end of March 2015) will provide a net income. Tom offered to explore CD rates in an effort to get a better return on the HOA reserve funds. Tom will provide MCPM with the information that he finds. MCPM presented a review of the proposed budget to the BOD. The BOD reviewed the CRF and agreed to move the following projects from FY2016 to FY2017: Metal roof replacement...interior carpet replacement...fence replacement along A building. The BOD also agreed to move the dumpster enclosure replacement from FY2016 to FY2018 on the CRF. Minor repairs to the dumpster enclosure were authorized by the BOD for FY 2016.

### **ROOF REPAIRS TO BACK OF C AND D BUILDINGS**

The BOD talked about the continuing leak issue as Michelle reported there is a water leak into the window of their unit at the backside of C-102. MCPM suggested the BOD reconsider the proposed "fix" received from Tim Koepke in 2011. Scott requested a copy of the proposed fix from Tim Koepke of Alpine Meadows Design be sent to the BOD for review.

### **ANNUAL MEETING DATE CURRENTLY APRIL 4<sup>TH</sup> -EASTER WEEKEND**

MCPM noted that the annual meeting is scheduled for Easter weekend. MCPM suggested the BOD move the annual meeting date to March 28<sup>th</sup> instead of holding the meeting on April 4<sup>th</sup>. After significant BOD discussion the BOD agreed to move the meeting to March 28<sup>th</sup>. MCPM will notify owners.

## **NEXT BOARD OF DIRECTORS MEETING**

The BOD agreed to schedule the next BOD meeting for March 18, 2015 at 7:00pm to finalize and approve the FY2016. The BOD will also discuss the C&D building rear roof repairs.

**ADJOURNMENT**

Being no further business to conduct Jack moved for adjournment. Michelle seconded the motion. Motion carried unanimously. Meeting adjourned at 8:45pm