

**VASQUEZ RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING MINUTES**

**3/18/15 7:00PM M.T.**

**CONFERENCE CALL**

***APPROVED BOD MEETING MINUTES***

**CALL TO ORDER**

Scott Becker, HOA BOD president 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

Marc Blackman, BOD member via phone...joined call at 7:34pm

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

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**APPROVAL OF MINUTES FROM 2/18/15 BOD MEETING**

After a review of the BOD meeting minutes from 2/18/15 Tom moved to approve the minutes as presented. Michelle seconded the motion. Motion passed unanimously.

**OLD BUSINESS**

**A-102 REMODEL UPDATE**

MCPM reported the last building department inspection to be 2/15/15. The project is still open and has not been closed out. MCPM to find out what inspection(s) done on 2/15/15.

**SHED ROOF COST ESTIMATES**

MCPM reported that it had received one cost estimate and was awaiting two additional bids to install shed roofs on the rear inside corners of the C & D buildings only. It would be a total of four shed roofs. The A & B building have different structural designs that do not seem to be creating the issues on those buildings. After significant discussion the BOD agreed to schedule a BOD meeting conference call that includes Tim Koepke from Alpine Meadows Design who engineered the scope of work plans to answer BOD questions. The remaining contractor bids will be received and the BOD can review/discuss/select contractor at the BOD meeting. Intent is to have all bids to BOD for review prior to next scheduled BOD meeting on 4/22/15.

**FISCAL YEAR 2016 BUDGET REVIEW AND APPROVAL**

The BOD reviewed the changes agreed upon at the February BOD meeting. After further BOD discussion it was noted that \$20,680 would be allocated to the CRF for FY 2016. The BOD also agreed to change Major Maintenance from \$6000 to \$6600. The BOD agreed to do minimal structural repairs to the dumpster enclosures in an effort to prolong the lives of the enclosures. Tom moved to approve the FY 2016 HOA budget with changes noted. Jack seconded the motion. Motion passed unanimously.

## **NEW BUSINESS**

### **WINDOW SCREEN DISCUSSION**

A discussion was spawned as a result of the budget discussion regarding building window screens. It was decided by the BOD to do a property walk prior to the annual meeting and inspect the screens while walking the entire property.

### **GAS SMELL C BUILDING GARAGES**

Scott Becker said he was contacted by an owner about a heavy gasoline smell in the C building. The owner of the unit was notified and it was found that he needed new gas cans as his some of his current gas cans have begun to leak. After BOD discussion Jack offered to check with the local fire department to confirm there are no safety issues by storing gasoline in the garages.

### **METAL ROOF LIFE EXPECTANCY**

The BOD requested that MCPM contact Done Right Roofing and get a formal opinion of the metal roofs current condition and a formal report of his opinion of the remaining life of the metal roofs.

### **YEAR END FINANCIAL REVIEW/AUDIT**

It was noted the last full audit done by the HOA was in 2008 with the change of property management companies. The BOD discussed the need/difference between an audit and a review. The cost difference is significant. Since Michelle has a background in finances she offered to do a preliminary audit with the help of the property manager bookkeeper.

### **NEXT BOARD OF DIRECTORS MEETING**

The BOD agreed to schedule the next BOD meeting for April 22, 2015 at 7:00pm.

## **ADJOURNMENT**

Being no further business to conduct Michelle moved for adjournment. Jack seconded the motion. Motion carried unanimously. Meeting adjourned at 8:07pm