

PINE TREE PLAZA CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
4/14/14 9:30am  
Mountain Chalet Property Management office  
Pine Tree Plaza  
**APPROVED**

**CALL THE MEETING TO ORDER**

The meeting was called to order by Cory Burris, President Board of Directors (BOD) president at 9:34am

**ROLL CALL**

Cory Burris, BOD president via phone  
Jeff Herren, BOD vice president via phone  
Dick Norman, BOD secretary.....Mountain Chalet Property Management

**APPROVAL OF MINUTES FROM 4/4/14 BOD MEETING**

BOD meeting minutes from the 4/4/14 meeting were presented for review. After review, Cory moved to approve the minutes as presented. Jeff seconded the motion. Motion passed unanimously.

**FINANCIAL REPORT**

There was no change to the financials since the last BOD meeting 10 days ago.

**OLD BUSINESS**

**A. DOWNTOWN IMPROVEMENT GRANTS**

MCPM has completed grant request applications for two Pine Tree Plaza summer projects. Application deadline is 4/30/14. Applications were submitted to build a dumpster enclosure and to replace the failing exterior building siding lights. The grant would provide for 50% of the project funding.

**B. SCHINDLER ELEVATOR**

Schindler Elevator has offered to waive all but \$1250 of the \$3000 outstanding balance owed to them for emergency after hours service calls. After BOD discussion, Jeff moved to accept the offer. Cory seconded the motion. Motion passed unanimously. While agreeing to accept the offer, the BOD also decided to investigate other elevator service options.

**C. REVIEW AND UPDATE OF ASSOCIATION RULES AND REGULATIONS**

The BOD discussed the current list of Rules and Regulations. Jeff went through the Rules and Regs prior to the meeting and created four categories: General...Common...Commercial...Residential... and will forward a copy to the rest of the BOD for review. MCPM will then revise the Rules and Regs to reflect the four categories and send a copy to each homeowner.

**D. INSURANCE CLAIM WATER DAMAGE UPDATE**

AMFAM has informed us that their interpretation of the HOA CCRs allows them to not have to pay for removal of unit flooring to get the structure dried out. AMFAM recommended the unit owner's insurance carrier.....or the unit owner pay for that portion of the emergency response component of the RMCAT invoice. BOD does not agree. MCPM to explore other HOA insurance carrier options as a result of the handling by AMFAM of the recent common area pressure valve failure. The BOD also directed MCPM to draft a letter

and send out to owners with the Rules and Regs that detail the level of HOA CCR coverage in an effort to inform owners so they can get unit coverage that will not have any gaps.

### **EXECUTIVE SESSION**

Jeff moved that the BOD go into executive session. Cory seconded the motion. Motion passed unanimously. Discussion occurred. After discussion, Jeff moved to exit executive session. Cory seconded the motion. Motion passed unanimously.

### **NEW BUSINESS**

A.

### **SCHEDULE NEXT BOARD OF DIRECTORS MEETING:**

The BOD to schedule the next BOD meeting immediately after the meeting with the owners of 103 which is yet to be scheduled.

### **ADJOURNMENT**

With no other business to discuss Jeff moved that the meeting adjourn. Cory seconded the motion. Motion passed unanimously. Meeting adjourned at 10:37am