

VASQUEZ RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

7/22/15 7:00PM M.T.

CONFERENCE CALL

APPROVED MEETING MINUTES

CALL TO ORDER

Scott Becker, HOA BOD president called the meeting to order at 7:05pm.

ROLL CALL

Tom Cox, BOD Secretary via phone

Scott Becker, BOD President via phone

Ryan Blackman, BOD member via phone

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

Jack Riott, BOD Treasurer did not participate

Michelle Mueller, BOD member did not participate

APPROVAL OF MINUTES FROM 4/22/15 BOD MEETING

After further review of the BOD meeting minutes from 4/22/15 Tom moved to approve the minutes as presented. Ryan seconded the motion. Motion passed unanimously.

OLD BUSINESS

SHED ROOF COST ESTIMATES

The BOD agreed at the April BOD meeting that Scott and Jack would do an inspection of the problem area and develop a scope of work that Mountain Chalet Property Management would then submit to qualified contractors interested in bidding the project. Scott reported the inspection of the problem area still needs to be done.

A-102 REMODEL UPDATE

The State Electrical inspector issued a "cease and desist" order to the owner of A-102 with regard to the remodel that was done without any permits. All work has been completed so the state told the owner that there would be an investigation of the owner's actions and that investigation could last as long as six months. The State Electrical Board will send a copy of the findings to the Winter Park Building Department along with a copy to the owner. The Winter Park Building Department will pass along a copy of that letter when they receive it.

METAL ROOF CONDITION

James McDonald of Done Right Roofing has done a metal roof inspection within the last twelve months. He suggested annual maintenance inspections be done and with minimal maintenance he would expect the metal roofs to last 10 years or longer. The BOD requested Done Right Roofing again inspect the metal roofs this summer while it is still warm enough to make any repairs that may be noted.

DOWNSPOUT INSTALLATION

James McDonald of Done Right Roofing is finishing up the installation of the gutter extensions. It should be completed by the end of July.

PRELIMINARY AUDIT-MICHELLE

Michelle commented that there were some things she needed to review before the meeting. Michelle was not in attendance so this agenda item will move to the next BOD meeting as an agenda item.

COST ESTIMATE NEW PARKING LOT

MCPM has met with one contractor from Denver who was to provide a cost estimate for tearout and replacement of the parking lot. After repeated attempts to contact that contractor to get the bid failed MCPM will reach out to another paving contractor capable of performing the large project. Tom commented that he still has the original file from the original paving of the parking lot.

COST ESTIMATE INTERIOR HALLWAY PAINTING

The BOD was told that JFK Painting was the only local contractor who provided a cost estimate. The BOD discussed the scope of work included in the proposal. The proposal seemed to address all discussion points of the BOD including the painting of the doors.....unit doors and front entry door. It was noted the BOD would inspect the hallway trim and make a decision with regard to what to do with the trim. Scott suggested the BOD inspect the trim and follow up via email with a decision on whether to replace or not. If JFK were awarded the work

BUILDING SIDING REPORT-TIM KOEPKE-ALPINE MEADOWS DESIGN

Mountain Chalet Property Management indicated a significant number of recommended maintenance items could be performed by MCPM. The BOD would review the report but indicated that any routine maintenance should be performed by MCPM.

INTERIOR HALLWAY CARPET CLEAN/WINDOW CLEAN

MCPM reported cleaning of the interior hallway carpet had been completed along with the completion of the window cleaning on the entry foyer windows. The work was done in mid June as the BOD requested.

REPLACEMENT OF BIRD TAPE

MCPM reported that the missing bird tape has been replaced.

WOODPECKER HOLE BUILDING B

Scott reported while the hole was patched it needed to be completely sealed and painted.

OUTSIDE STORAGE OF SNOWMOBILE TRAILERS

The BOD agreed that no trailers of any kind be stored outside on Association common area elements. Scott said he would call the owner who is currently in violation and ask that they move their trailer.

DUMPSTER ENCLOSURE REPAIRS

MCPM indicated the dumpster enclosures are beginning to deteriorate and fail. MCPM will contact Waste Management about their liability as it is clear there is damage caused by removing and replacing the dumpster itself. MCPM will put together a cost estimate to make repairs to extend the life of the enclosures.

NEW BUSINESS

MEMORIALIZE BOD ACTION-WAIVE LATE FEES AT UNIT OWNER REQUEST

The BOD via email action agreed to honor the request from the owner of C-201 to waive recent late fees incurred as the owner has provided free legal advice on multiple occasions over the years. The BOD unanimously agreed to the owner request in early June of 2015.

ASPHALT PATCHING IN FRONT OF ENTRIES/GARAGES

MCPM has patched some of the asphalt gaps into garages and entries. Would like to continue so that all gaps are filled with asphalt. MCPM to get a cost estimate to the BOD to complete. Scott commented if the cost was less than \$500 then complete the work.

A BUILDING UNIT ENTRY FOYER ISSUES

The BOD engaged the services of Alpine Meadows to inspect the appearance of shifting/movement cantilevered entryways. Tim Koepke of Alpine Meadows will be scheduled to inspect the damage. And provide a report.

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

The owner of A-101 has requested he be allowed to relocate his hot tub from the entry foyer of his unit to the back deck of his unit. The BOD decided that the HOA attorney should review the governing documents and issue an opinion with regard to placing the hot tub on his unit rear deck.

B BUILDING FRONT DOOR REPLACEMENT

Scott suggested fixing the seal trim or possibly replacing the entire door. Scott offered the BOD consider replacing the four building entry doors when painting the interior hallways. Scott noted there are now fiberglass doors that eliminate the need to future paint maintenance. The BOD will make a decision before the interior painting begins in October.

REPLACEMENT OF OUTSIDE DOOR HANDLES

The BOD also discussed new doors handles on the exterior building doors. The BOD decided to postpone any decision with regard to this as there may be new doors installed. Michelle was also to provide some color options.

PROPERTY WALK BY BOARD OF DIRECTORS

While Michelle was not in attendance she suggested the BOD meet at the property at some point to do a collective walk of the property for inspection purposes.

CD INTEREST RATES FOR HOA SURPLUS FUNDS

Tom commented that he had found a bank in Denver with a slightly higher CD rate of 1.25%. Tom had Janet send that out to the BOD and Tom asked if anyone had responded or recalled receiving it.

NEXT BOARD OF DIRECTORS MEETING

The BOD agreed to schedule the next BOD meeting for October 21, 2015 at 7:00pm.

ADJOURNMENT

Being no further business to conduct Scott moved for adjournment. Ryan seconded the motion. Motion carried unanimously. Meeting adjourned at 8:36pm