

VASQUEZ RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

1/7/16 4:00PM M.T.
CONFERENCE CALL

APPROVED

CALL TO ORDER

Scott Becker, HOA BOD president called the meeting to order at 4:04pm.

ROLL CALL

Tom Cox, BOD Vice President via phone

Scott Becker, BOD President 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 12/17/15 BOD MEETING

After a review of the BOD meeting minutes from 12/17/15 Tom noted the need to modify a portion of the BOD meeting minutes. The rest of the BOD agreed. With the noted changes Tom moved to approve the minutes. Michelle seconded the motion. Motion passed unanimously.

FINANCIAL REPORT

MCPM presented the financials noting CRF variation regarding how to handle the A building cantilever rebuild. It was noted that interior finish needs costs will not be clearly defined until the repairs begin and the discovery process begins. The CRF upcoming project schedule was discussed by the BOD. Jack moved to accept the Financial Report. Michelle seconded the motion. Motion passed unanimously.

OLD BUSINESS

A-102 REMODEL UPDATE

The State is continuing the investigation. MCPM emailed the DORA liaison to see if anything else was needed and they responded no. DORA did indicate the investigation may take up to 6 months.

METAL ROOF CONDITION

A report of the general condition of the roofs was included in the meeting packet for BOD review. The BOD will review the report. This item will be held as old business for the March BOD Meeting.

TEMPORARY COLUMN BRACE A BUILDING

The BOD discussed the construction drawing presented by Alpine Meadows Design. The column would provide a temporary safety fix to allow the use of a hot tub in the A building. The BOD discussed cost. Jack moved to approved the temporary support with a cost not to exceed \$2000. Tom seconded the motion. Motion passed unanimously.

A BUILDING CANTILEVER REPAIR

The BOD discussed the selection of a contractor from the proposals presented. Tom noted that any contractor selected show also provide a performance bond. Since the BOD earlier decided to go with a Time and Materials project, Mountain & Plains Construction decided not to do a new T&M bid. The BOD further discussed the pros and cons of going back to the Fixed Bid format or Time and Materials bid. After further discussion Scott moved to accept the fixed bid proposal from Mountain & Plain Construction conditional upon Alpine Meadows Design reviewing the bid and confirming the contractor ability to perform. Michelle seconded the motion. The BOD vote was 3 in favor (Scott-Michelle-Tom)...1 against (Jack). Motion passed by majority of BOD approving.

NEW BUSINESS

BUILDING FRONT DOORS

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

HOT TUB POLICY

The BOD discussed engaging the HOA attorney to review governing documents to determine the allowance of hot tubs at the property. The BOD agreed to have MCPM contact the HOA attorney to get an interpretation of the limits of the BOD power based on the HOA governing documents.

SHUTTLE BUS PARKING LOT CORNER

MCPM reported maintenance would clear the snow back to the rocks to provide as much clearance as possible for the buses to go through. MCPM will do landscape work on that corner in the spring/summer to address the trash dumpster enclosure concerns along with removing that berm between the bus turn and the dumpster enclosure.

ICE DAMS ON ROOFS

Scott commented that ice was building in our trouble areas on the back of C and D building and needed to be addressed. MCPM will address immediately and monitor going forward.

NEXT BOARD OF DIRECTORS MEETING

The BOD agreed to schedule the next BOD meeting for 2/6/16 at 4:00pm.

ADJOURNMENT

Being no further business to conduct Michelle moved for adjournment. Tom seconded the motion. Motion carried unanimously. Meeting adjourned at 5:59pm