

VASQUEZ RUN CONDOMINIUMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

6/27/17 6:00PM M.T.

CONFERENCE CALL

BOD APPROVED MINUTES

CALL TO ORDER

The meeting was called to order at 6:02 pm.

ROLL CALL

Jack Riott, Eric Shiflet, Scott Becker, Michelle Mueller and Ryan Blackman were present via phone. Also present were Eric Mowrey and Janet Meinen of Mountain Chalet Property Management. (Ryan and Scott joined the call at 6:07 pm.)

APPROVE MINUTES OF PRIOR MEETING

It was moved, seconded and unanimously approved to approve the minutes of the 4/13/17 meeting; no discussion; all in favor. Approved unanimously.

FINANCIAL REPORT

No financial report was given—the first quarter financial statements will be sent to the Board approximately July 25, 2017.

EXECUTIVE SESSION

At 6:04 pm it was moved, seconded and unanimously approved to go into executive session. At 6:42, the Board came out of executive session.

OLD BUSINESS

- 202B-MCPM will follow up and again send letters to all addresses of record.
- 101A noise and vibration issues-MCPM will follow up and Eric Mowrey will contact the owner via phone for further discussion.
- 101A legal agreement on hot tub-MCPM will follow up and Eric Mowrey will contact the owner via phone for further discussion.
- 102D noise complaint-believed to be resolved; Scott Becker will touch base with the owner this weekend to confirm.
- 102 A State electrical inspection issue: MCPM has had conversations with the owner on other work—MCPM will follow up with the electrical inspector to try to achieve resolution.

- Rules and Regs update-MCPM sent to all owners on 5/19/17. They are also posted on the website. MCPM was requested to leave a copy in all units.
- Roofing inspection/building siding inspection - in the cue to be completed late July or August.
- Dog permit - MCPM has reached out to Chris Bergeron. Initial correspondence may need to come from MCPM due to CCIOA restrictions on owner information. Board member(s) are proactively sending their dogs information to Chris to get the project started.
- Dump and dash - Jack Riott reported that the locks are working well. He witnessed someone trying to dump their trash that left when they realized the dumpster was locked. Michelle noted that she would like the BOD to consider a metal dumpster enclosure when the parking lot is redone.
- CRF spreadsheet update - Siding and roofing inspections not yet done; estimates this week for crack seal; potholes to be filled. Scott noted that the areas in front of B & C are starting to crumble which may be due to the bigger, heavier buses as well as trash trucks coming through. There was discussion of the association being able to "piggy-back" on big projects such as the new grocery store to achieve cost savings. There was additional discussion of the costs/life span of asphalt vs concrete and whether a loan might be able to be obtained to cover the cost. It was noted that grading and compaction for the drive through lane will be very important.
- More communication request from owners - MCPM noted that minutes have been posted. MCPM was asked to inform all owners of the website and also to mention to owners that they should check their smoke detector and CO detector batteries as well as garage heater temperature settings. MCPM to inform owners that if their detectors are beeping, MCPM is authorized by the BOD to replace the battery and to bill the owner. The BOD commented that MCPM could also "advertise" to owners that if there are things owners need done, MCPM is willing to do them and bill the owner directly.

NEW BUSINESS

Scott mentioned that there are 13 dead trees out back on the property that he is going to drop and cut up for firewood. He also noted that there is still beetle sap on trees that the association will lose as well. Eric will research to determine if others are spraying, etc.

Scott also noted that as fluorescent lights burn out, they are being replaced with LED. Eric Mowrey added that CFL bulbs are no longer available at the local hardware store. Incandescent lights are also being replaced with LED.

SCHEDULE NEXT BOARD OF DIRECTORS MEETING

No meeting was scheduled at this time. Eric Mowrey will inform the Board of the results of inspections he was requested to complete. Should a meeting be necessary in the near future, members said they are accessible during the week in July.

ADJOURNMENT

Being no further business to conduct it was moved and seconded to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:14 PM.

APPROVED: September 26, 2017