

BEAVER VILLAGE CONDOMINIUM ASSOCIATION FILING NO. 2
BOARD OF DIRECTORS MEETING
APRIL 30, 2018
DRAFT MINUTES

CALL TO ORDER

Jim Raebiger, President of the Board, called the meeting of the Board of Directors of Beaver Village Condominium Association Filing #2 to order at 7:07 PM. Board members present were Tom Cummins, Jon Hoogenboom, Joanne Gravelle, and Jim Raebiger. Lisa Effler joined the call at 7:12 PM. Also present was Eric Mowrey of Mountain Chalet Property Management(MCPM). Eric Mowrey recorded the minutes.

AGENDA

There was no formal agenda presented but the main topics to be covered were a discussion of TV and internet upgrade options as well as other HOA projects identified on the CRF spreadsheet.

BOARD DISCUSSION

The primary reason for this meeting/call was to discuss the three options that had been identified by the board for possible upgrade. These three options were clearly identified in a spreadsheet and email that was distributed to the board prior to the meeting. Jim provided a brief background on the present situation at the HOA. There have been complaints on the lack of speed with the present internet and also with the lack of bandwidth to handle multiple devices during peak occupancy periods. It was noted that Filing #1 and Filing #3 had moved their service to the Mountain Broadband (fiber based) and that the level of satisfaction regarding internet speed was much higher for those owners and guests.

Tom provided a brief summary of the differences of cable-based internet versus fiber-based internet. The big differences were that fiber-based cable is a higher technology that offers the ability to greatly increase bandwidth and to offer more consistent upload and download speeds, even with increased usage. Tom pointed out that Filing #2 HOA presently uses Century Link DSL based internet service to support our wireless access setup for each building.

Tom outlined the three options for the board to consider.

Option #1-Comcast would provide TV and internet service via coaxial cable to all units individually. The big advantage here was no upfront cost with a single service provider but potentially lower technology with less consistent internet speed.

Option #2-Century Link would provide a fiber optic cable to one of our buildings and the HOA would be responsible for pulling it between buildings. Comcast would provide TV service. The big advantage for this option would be high speed internet with consistency along with the ability to increase bandwidth as needed for minimal additional cost. The disadvantage would be there is some upfront cost associated with pulling in the fiber and distributing to all buildings.

Option 3-Mountain Broadband would provide the fiber-based internet service and Comcast would provide the TV service. Filing #2 would access this internet service through a sharing process with Filing #3. The big advantage would be the same as the option 2 advantages. The disadvantage was that this option required by far the most upfront cash investment.

Tom and Jim asked for feedback from the group as to any positive or negative comments from owners at Filings #1 and #3 as to performance of the internet service. Lisa indicated that she had recently heard from two owners at Filing #3 who voiced concerns of the performance at Filing #3. Lisa was told that

both of these owners had to go out and upgrade their service. Tom did some quick research on this and it was reported that both of these owners had very special needs for speed and capacity that could not be provided by a "shared internet system" and warranted these upgrades.

There was concern voiced about the size and stability of Mountain Broadband. The board acknowledged that both Century Link and Comcast were clearly the major players in our market. The board participated in a thorough discussion of advantages and disadvantages of each option.

Tom made a motion to have a conduit installed under the road between buildings 5 and 10, before it is repaved, to be available for future use of potentially running the fiber optic cable. Jim seconded the motion. The motion passed unanimously.

Lisa voiced a concern regarding Century Link and do they actually have fiber available presently and overall performance guarantees. The board committed to following up with the Century Link proposal (option #2) to make sure all performance and technical guarantees are in writing.

Tom made a motion to pursue option #2 with Century Link. This would enable them to do a site analysis in order to provide the HOA with a full commitment with all final pricing while not obligating the HOA to any commitment yet. Jon seconded the motion. The motion passed unanimously.

Board discussion shifted at this point to outstanding projects for the HOA as identified on the CRF spreadsheet. The topics discussed were the three remaining crawlspace conditioning projects, the deck issue at building 5, and the possibility of upgrading all exterior lighting for all buildings. Tom indicated that the estimated cost for the remaining crawlspace projects was approximately \$141,000. Jim provided the board with an estimated total cost of \$12,000 to replace all existing lighting. The board tasked MCPM to put together financial options for these projects to be presented at the annual meeting on July 14, 2018.

ADJOURNMENT

It was moved and seconded to adjourn; no further discussion. Motion carried. Meeting adjourned at 8:45 PM.