

BEAVER VILLAGE CONDOMINIUM ASSOCIATION FILING NO. 2
BOARD OF DIRECTORS MEETING
JULY 13, 2018
6:30 PM
BEAVER VILLAGE RECREATION CENTER

CALL MEETING TO ORDER

Meeting was called to order at 6:32 PM.

ROLL CALL

Present: Board members---Jim Raebiger, Tom Cummins, Joanne Gravelle, Jon Hoogenboom, Lisa Effler
Present: MCPMP----Eric Mowrey, Chad Griffith, Janet Meinen

APPROVE AGENDA

There was a motion and a second to approve the agenda with the change that the executive session be moved on the agenda to follow the approval of minutes. Motion passed unanimously.

APPROVAL OF MINUTES FROM JANUARY 29, 2018 BOARD OF DIRECTORS MEETING

There was a correction proposed to the minutes changing the fact that Jon Hoogenboom was present via phone and not in person. **There was a motion and a second to approve the minutes with this change. Motion passed unanimously.**

EXECUTIVE SESSION

There was a motion and a second to go into executive session. Motion passed unanimously. Board went into executive session at 6:35 PM and exited executive session at 6:47 PM.

PROPOSED NEW MANAGEMENT AGREEMENT

The board started off conversation surrounding the new proposed management agreement with a general comment that they are overall pleased with MCPM's performance.

There was discussion and questions posed on the number of hours that MCPM employees are spending at the property along with discussion on the proposed labor rates contained in the new management agreement.

Chad pointed out that MCPM has not had a labor rate increase to the association in 3 years and that MCPM labor rates to our employees have gone up by 20+%. Chad pointed out the need for MCPM to pay our maintenance team well in order to hire and retain skilled people. The skill level of MCPM employees often allows MCPM to do work for the association at much lower costs than if they had to call in outside vendors and contractors for much of the work performed. Eric pointed out that MCPM often does not charge for services such as owners/renters/guest being locked out of their units. It was noted that owners need to be clear on what is and is not included in association dues as it relates to these maintenance items. MCPM will closely monitor the trips to Beaver Village Filing No. 2 to create efficiencies and keep costs down.

Tom commented that he thought MCPM was doing a great overall job for the association. **He made a motion to accept and approve the new management agreement as presented. Jim seconded the motion and the motion passed unanimously.**

PROPERTY MANAGER REPORT

Chad reviewed the property manager report handout that was included in the meeting packet. Topics of discussion included the following:

- Update on the rebuild of units affected by fire. Work is essentially done.
- Crawlspace bridge work under building 6 is being completed by RMCAT and is included in the original scope of work. No water is evident in that crawlspace.
- Rear deck staining was completed quickly and favorably with no issues.
- Update on crawlspace conditioning bids for building 6
- Update on engineering plan and amounts for decks behind some units. No apparent problems noted.
- Update on landscaping efforts. Comment was made that the beginning of summer was difficult due to extreme heat and dry conditions. Grass seed will be needed for selected areas. Board felt that we should start to look into sprinkler and/or drip systems for the future.
- Fiber internet update—Duddleson Electric will be out next week to install required electrical outlet
- Chad summarized the results of the recent Farmers Insurance recommendations. Balusters have been redone to meet present code width. All railings have been resecured. All trees near or touching buildings have been trimmed or removed.

Motion and a second was made to approve the property management report as presented. Motion passed unanimously.

FINANCIAL REPORT

Janet Meinen presented the financial report. Financial statements, proposed budget and capital reserve replacement fund plan spreadsheet were included in the meeting packet. Janet reviewed current year to date financials with board. Question was asked about the cost and possible savings of doing crawlspace remediation in building 6 now versus later with RMCAT.

Discussion moved to evaluation of capital replacement plan and upcoming planned expenses. The board discussed the advantages/disadvantages of a special assessment versus an increase to dues to raising the required funds. The discussion moved to the costs of finishing all remaining crawlspace remediation projects and the rising costs along with increased code requirements. The present cost is \$37,484 per building crawlspace.

The board discussed the possible need for a \$2000 special assessment per owner in 2019. This would enable to finish all remaining crawlspace projects at predictable costs. Board felt the potential need to alert owners in the spring to the possibility of this special assessment that would be due in the spring. Tom Cummins did make the comment that the board has worked very hard in the past to avoid special assessments. By doing the work now the association can save significant money given the rapidly rising cost of materials and labor. The total to do the two remaining crawlspaces would be around \$76,389, amounting to approximately \$1350 per unit.

There was a motion and a second to approve the budget as presented. The presented budget reflected a \$125 per unit per quarter increase. There was no further discussion. Motion passed unanimously.

Tom made a motion to levy a \$2000 special assessment per unit to be directed to crawlspace remediation expenses. Payments are due March 31, 2019 but can be made in installments due March 31, 2019. Jim seconded the motion. Motion passed unanimously.

RECREATION BOARD REPORT

- Finances are in good shape
- The board is looking at a new washer/dryer vendor that would offer machines that take credit cards, offer high reliability and would get 80% of the revenue.
- 2% BV lodging tax—revenues are up on this and the associations continue to push for compliance.

OLD BUSINESS

- A. DELINQUENT OWNER STATUS—There is one delinquent owner and it is the same one the Board has been working with.
- B. INSURANCE CLAIM 1/12/17—Eric provided update on insurance claim. There are still a few outstanding items to be resolved but the majority of the claim is resolved. Farmers Insurance has been very good to work with.
- C. BEAVER'S DEVELOPMENT—Tom provided an update for the board. The approval for annexation has been passed. This makes Beaver Village a target for annexation to the town of Winter Park. Beaver Village had hoped to see a potential traffic light installed at the entrance but they are getting push back from the town.
- D. POLICY FOR VENTING GAS FIREPLACE INSERTS TO THE OUTSIDE---MCPM and some board members have had conversation with David McKnight, owner of RMCAT, on this topic as a result of their work on the restoration of the units impacted by the fire. BV2 policy presently states that gas fireplaces can't vent to the outside. Per present code, new units must vent to the outside. Lisa Effler indicated she would like Xcel to provide a proposal for tankless gas water heaters and gas heat for interiors of units.
- E. INTERNET UPDATE---Site survey did not find fiber connection by Snowblaze as originally thought. Century Link did find fiber on second try at Vasquez. They will bring fiber up to building 9 in the back. Current anticipated date for this is July 24. Next step will be to trench between buildings. Tom passed out to board and MCPM a proposal from L & L Services to install wired ethernet connections into individual units. This would allow for higher speeds for users needing larger data and more stability. This would be an owner's expense at \$225 per unit. Tom will bring this up at owners meeting tomorrow.
- F. ELECTRONIC DOOR LOCKS—These work with the cellular phone system. Codes can be set remotely. Stay Winter Park is putting these in all Beaver Village filings where they manage rental properties. MCPM will have access for filing number 2 properties. Alternative systems were discussed. Question was posed to the board if the association wants to have a locking standard for all. The board said not at this time.

NEW BUSINESS

- A. COMCAST CABLE RENEWAL---This project may take up to 6 months due to Comcast's schedule. The association does not pay until it is completed.
- B. EXTERIOR LIGHT FIXTURES—Filing # 3 has upgraded all their exterior light fixtures. It is a more modern and fresh look. Jim presented some numbers on the cost. It was in the \$10000 to \$11000 range. Beaver Village filing #2 has 186 exterior lights and 90 lights in the front. No action taken at present time.

- C. INTERNET UPDATE---Tom motioned to have L&L Services install 24 point switches as part of the fiber project. Motion was seconded and passed unanimously.

ADJOURNMENT

There being no further business to discuss, a motion was made and seconded to adjourn the meeting. Motion passed unanimously. Meeting as adjourned at 9:12 PM.

Approved: January 25, 2019