

**BEAVER BENCH CONDOMINIUM OWNERS ASSOCIATION  
BOARD OF DIRECTORS**

Tuesday, June 30, 2009  
Location: Avon Town Hall  
(Rescheduled from June 16)

**Record of Proceedings**

I. Roll call at 5 p.m. Present are:

Stephen Wood — President  
Kenneth Baughman — Vice President  
Doris Bailey — Secretary  
Beth Wilkinson — Treasurer (*via telephone*)  
Ramie Macioce — Member at Large (*via telephone*)  
Shawn Primmer — Property Manager

II. Verification of a quorum — A quorum is verified

III. Approval of Minutes from April 7, 2009 — Minutes are approved.

IV. Officer/Committee Reports

A. President's report

- Insurance — Stephen reports the new Farmers insurance policy is now in effect and on file at Vail Tax & Accounting.
- Reserve Study — Stephen reports the recent Reserve Study has been posted on [www.BeaverBench.com](http://www.BeaverBench.com). Shawn, meanwhile, advises the Board of efforts by the Colorado Legislature to draft legislation requiring HOAs to conduct Reserve Studies every two years.
- Avon's new Booting Ordinance — Stephen informs the Board of his agreement to share legal expenses with the other HOA's in an ongoing struggle with the town of Avon to draft new Ordinance #09-10, Amendment to Chapter 5.12, Vehicle Impoundment, approved by the Town Council on June 24, 2009.

B. Treasurer's report — Beth informs the Board the Revised 2009 Budget has been submitted to VTA. She further advises the Board that, although the Association's finances are sound, plans for implementing dues hikes and possible special assessments should be made for Jan. 1, 2010.

VI. Old business:

A. Capitol improvements

- Outdoor lighting — In the Association's effort to replace the Property's outdoor lighting with new exterior, downcast fixtures to meet the requirements of Avon's new "Dark Sky Preservation Initiative" before the ordinance goes into effect Nov. 17, Shawn informs the Board the project is underway. Currently 20-foot posts, to be cut in half to make 10-foot posts,

are on special order; the light fixtures themselves have been ordered, as well.

- Stairwells — Shawn informs the Board repair work is done and painting is scheduled for next week.

The revised list of future, high-priority capital improvement projects to implement when funding is available remains as follows:

- 1 — Retaining walls, B Building and throughout the Property.
- 2 — Steps on the west end of the B Building.
- 3 — Sidewalks throughout the property.

#### B. Maintenance

- Aspen tree(s) — Agreeing with Beth that eliminating the four aspen trees would best be done at the same time the retaining walls are rebuilt would be most efficient and cost-effective, when funds are available, Shawn recommends the northernmost, largest aspen tree be taken down this summer, as it is contributing to the structural decay of the retaining wall there and poses immediate danger to the building in high winds. The Board agrees.
- Stairwell lighting fixtures — Shawn informs the Board he has located and back ordered glass globes to replace the broken or missing globes on several fixtures and that replacements will be made once the globes arrive.

C. Overdue assessment payments — The Board discusses its options to further pursue collection of delinquent dues payments from Owners of four Units (A11, A12, B8 and B12) totaling more than \$18,600, as of June 29. The Board discusses possible foreclosure proceedings but no action is taken.

### VII. New Business

- A. Fourth of July preparations — Shawn informs the Board the standard preparations to monitor the Property during the annual Fourth of July celebration have been made and he foresees no problems.
- B. Parking lot — Shawn recommends the parking lot be sealed and striped this year while the price of tar is about a third of what it was last year, estimating the total cost at ±\$7,100. The Board unanimously agrees to proceed with the project as soon as possible.
- C. Dumpster — Shawn informs the Board of plans to install a new, bear-proof lid of his own design to the dumpster at no cost to the Association.

VIII. Schedule next meeting — The next meeting of the Board is scheduled, tentatively, for 6 p.m. Thursday, Nov. 5, 2009, at the Avon Library.

IX. Adjournment — Meeting is adjourned at 6:30 p.m.