

August 29, 2013
Beaver Bench Condominium Board Meeting
Avon Library
6PM meeting called to order

Attendance:

Pegasus Romaine, President
Steve Kalapos, Treasure
Angelo Loria, Secretary
Janice Morgan
Jeff Lineback (manager Avon Property Management)

Other owners present:

Michelle Townsend - A18
Bill and Cindy Ruebl - B7
Sarah Straub - B8
Kathy Ryan - A 21
Mark Goodban – B3

Open discussion:

Bill Ruell indicated that the pine trees in the rear of the property need to be trimmed.

Sarah Straub indicated that the landscaping and cars in front of the building is a safety issue. The pine trees are interfering with the sprinkler system. She had planted some seeds today in front of her entry.

Kathy Ryan indicated that the HOA fee increase is ok as the project is now looking a lot better. She suggested that we plant some perennials in front of the entry sign. She also reported that a mountain bike was stolen from the project.

Open discussion was done and the board meeting began.

Janice Morgan made a motion to accept the prior meeting minutes. Angelo Loria seconded the motion.

Steve Kalapos stated that we had \$3,182.13 in the general fund, \$40,202.54 in the reserve fund and \$196,148.39 in the fire restoration fund.

Jeff Lineback reported on the delinquent owners.

Bernard Siegener owner of A5 was over 90 days past due with a balance of \$2,000. He had sent him a letter and left a message. He recommended we give him a week to respond and if there is no response we should send it to the attorney for collection. Kathy Ryan indicted that she would talk to the owner.

Sara Paulson owner of A11 was \$2,200 past due and had agreed to pay an extra \$200 per month. Jeff was going to have her sign a promissory note.

Mark Goodban owner of B3 was \$1,296 past due. He indicated that he would pay the entire balance if we waive the fees of approximately \$150.

Michael Houck owner of B14 was \$700 past due.

A decision was made to offer all past due accounts removal of all fees if they pay the balance in full immediately. This is a onetime offer.

A decision was made to change from Vail Tax and Accounting to Spaeth and Company. Pegasus will send a letter to Vail Tax and Accounting to inform them of the switch on October 1.

Pegasus informed us that the line of credit with Alpine Bank was in place if we need it to complete the restoration project.

It was brought to our attention that Betty Nobles owner of A10 was disputing the charge for the siding repair. She stated that her siding was not damaged.

Manager's Report

The damaged rail road ties in front of the project have been removed.

The aspen trees have been trimmed and several dead trees have been removed.

All of the trees on the property have been sprayed once and they will be sprayed for a second time next week. The aspen trees will be power washed prior to the next spraying.

The stairs at the northwest end of building B have been completed the hand rail should be installed next week. Also improvements to the drainage at that end of building have been completed.

The stairs in front of units B 8, 9, 10, 19, 20 and 21 have been completed. The finish work around them should be completed in the next couple of weeks.

The sidewalk in front of the northwest end of building B has been repaired to prevent the possible tripping hazard from heaved concrete.

New parking permits have been issued currently we are just issuing warnings we will go to full enforcement by the middle of September.

The new gutters have been installed and are now complete.

The dryer vents in building A have been cleaned.

Jeff indicated that he would like to have the buildings power washed the first week of October. He also indicated that we need a new light for our entry sign. The cost would be approximately \$50 for the fixture and \$25 to install.

Angelo Loria made a motion to purchase and install the new light. Janice Morgan seconded the motion.

New Business

Barry Robinson has resigned from the board.

The alarm system for building B is not quite complete but is working. Interstate is working on its completion. We will not provide final payment until the work is complete.

The new roofs on both buildings have been completed.

Two bids for the retaining wall replacement in front of the northwest end of building B have been received. We are still waiting on one more bid. Completion of this project is dependent on funds.

Steve Kalapos is the only board member to not set up his Beaver Bench e-mail account. He will get that set up soon.

We have received an estimate of \$8,300 to seal coat the parking lot. This is for planning purposes, maybe next year.

Steve Kalapos is working on the new rules and regulations. Mark Goodban indicated that he thought we needed 67% of the owners to vote on changes to the rules and regulations or declaration's, he was not sure which one.

Future plans include improvements to the:

Parking lot

Landscaping

Developer sale

Code upgrades to building A

An alarm system similar to the one in building B will be installed by ProGuard. They will also install new smoke and carbon monoxide detectors within each of the units.

Arc Fault breaker need to be installed in all of the units within building A.

Fireplace upgrades

The current fireplaces are small which will limit the choice of fireplace inserts. We are currently researching this issue. We are also working on finding an electrician to complete the wiring for the fireplaces along with the Arc Fault breakers that need to be installed in A building.

All units within the A building currently have fire boxes there are five units within the B building that do not have fire boxes.

Communications

Board advocates were created to improve communication between the board and the owners. Suggestions, problems and questions should be communicated to the advocates. Communication with the manager should be for emergencies and repair issues only. Issues that threaten your safety should be reported to the Avon Police Department.

The next board meeting has been changed from Thanksgiving Day to November 21, 2013.

7:03pm Angelo Loria made a motion to adjourn the meeting, Steve Kalapos seconded the motion.