

**Beaver Bench Homeowners Association**  
**Special Board Meeting Minutes**  
**December 5<sup>th</sup>, 2019**  
**Avon Town Council Chambers**  
**5PM**

**Board Members Present:**

Steve Kalapos	Michele Townsend
Amy Hunter	Brad Maxwell

**Owners Present:**

Barbara May	Antonia Stoeva
Gary Stevens	Josh Hall
Betty Nobles	Barry Robinson
Kathy Ryan	Mark Goodban
Martina McMenamy	Jan Johnson

**BluSky Team Members Present:**

Adam Cunningham – Project Director  
Eddy Cotton – Project Manager

**Management Present:**

Steve MacDonald	Abel Vega
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**Meeting called began at 5:13pm**

**Old Business**

**Construction Financials & Update**

Steve K. spoke to the cost of the construction project. Total for the project is approximately \$2.4-2.5 million, from the original \$1.9 million the insurance provider was willing to pay out at the start of the project. Adam stated there will be an additional change order for exposed wood around the windows, insurance paid to have exposed wood wrapped and sealed. Steve K. stated two stair ways were also replaced. Total funds for code upgrades are approximately \$335,000 at this time. Code upgrades have a limit of \$300,000. Code upgrades may exceed this amount which will be special assessed to owners. There is no limit on the insurance policy outside of the code upgrades. BluSky will still be completing units as they remove their equipment, machines, and fencing. Owners will be able to contact BluSky directly for any remaining work or concerns. BluSKy warranties all their work for one year and any appliances with remaining warranties after one year would be from the manufacturer.

**Current & Future Insurance Situation**

Steve K. stated there is a possibility that Beaver Bench will be in a secondary insurance market with a high premium over the next couple years. The insurance agent will be

shopping policies to get the best price for insurance. When the building construction is completed, the Board will have a building appraiser appraise the building so that the association can re-bid for insurance based on the new building replacement cost value.

### **Assessments**

Steve K. stated insurance costs would likely need to be assessed to the owners due to its increase. The Association's governing documents state that if there is a fire that effects one building, any assessment would only apply to that building. Steve K. hopes to work with the insurance company on the \$35,000 amount that is over the \$300,000 limit for code upgrades. Steve K. believes there will be approximately \$100,000 in costs outside of what the insurance covers. Dan Wolf will need to review the declarations to ensure the correct language is used when requesting additional funds from owners.

### **Update to No-smoking at Beaver Bench**

Steve K. stated that the law states owners and residents can smoke within their units. Taking this right away could cause legal liability to the Association. It would cost approximately \$5,000 to amend the declarations to not allow smoking in the complex. This would also require a 2/3's vote of all owners. Smoking on balconies would need to be clarified by an attorney. Air purifiers were discussed.

**The meeting was adjourned at 7:29pm MST.**