

**Beaver Bench Homeowners Association
Board Meeting Minutes
Tuesday, August 3rd, 2021
Teleconference
5:30PM**

Board Members Present:

Steve Kalapos
Michele Townsend
Daniel Estrada
Brad Maxwell
Kathy Ryan

Owners Present:

Barbara May
Leticia de la Rosa
John Brenner
Barry Robinson
Sarah Straub
Nakku Chung
Josh Hall
Carolyn Oaks
Bill & Cindy Ruebl
Jan Johnson

Management Present:

Steve MacDonald
Abel Vega
Matt Debus

Meeting called to order by Michele Townsend at 5:39pm.

Review of Last Meeting Minutes

Daniel Estrada moved to approve last meeting minutes. Steve Kalapos second. Kathy Ryan voted to not approve the minutes. Brad Maxwell and Michele Townsend voted to approve. Motion passed.

Review of Financials

Daniel Estrada asked if there was still a remaining balance owed to BluSky. Michele Townsend stated the association is still holding the final payment to BluSky until the check list items are complete, this was at the direction of Patrick Hibler with BluSky.

Steve MacDonald stated the Balance Sheet shows a total of \$201,895.89 in assets and \$183,525.00 in equity. There is \$17,478.20 remaining in the Beaver Bench Fire Fund which

matches the remaining balance owed to BluSky. The association is currently \$300.37 over budget as of June 30th due to legal expenses.

Old/New Business

Dispute Resolution Policy

Steve Kalapos moved to approve the Dispute Resolution Policy as written by Dan Wolf with any grammatical errors being corrected. Daniel Estrada second. All were in favor.

Goodban Dispute

Steve Kalapos stated the Board will move into an executive session to discuss this dispute and the Board will update owners of only the status of the process. Leticia de la Rosa asked the Board to separate Goodban expenses to detail what was spent in total.

B-Building Gutter

Michele Townsend stated the Board is looking for a better solution for the downspout near B1.

New Date for Rules & Regulations Owner Discussion

Michele Townsend stated an owner workshop will be held on August 11th at 5:30pm where owners can discuss the Rules & Regulations. Kathy Ryan moved to approve the parking section on pages 7 & 8 in the Rules & Regulations to begin enforcement. Steve Kalapos seconds. All were in favor. Michele Townsend stated the biggest change is tenants are no longer allowed to have pets. Owners discussed this change. Kathy Ryan moved to approve the short-term rental procedure section on page 4 of the Rules & Regulations to begin enforcement. Daniel Estrada second. All were in favor.

Mudslide Update

Michele Townsend stated the dumpsters have been picked up, the association received a denial letter from the insurance provider, Matt and Abel with VMC helped to shovel out mud from the patios to prevent a negative grade back to the units, PaulDavis was also hired and was onsite today. Michele Townsend moved to accept the PaulDavis restoration bid at the approximate total of \$10,000. Kathy Ryan second. All were in favor. Steve Kalapos also moved to hire Ron Amass to get clarification on what the association should check before closing the walls. Daniel Estrada second. All were in favor.

Next meeting scheduled for September 14th, 2021

Michele Townsend moved to adjourn the meeting at 7:47pm MST.