

Beaver Bench  
Homeowners Association  
Annual Meeting  
March 12, 2016  
6 p.m.

Present: Janice Johnson (2 units)

Barbara May

Josh Hall

Bill Reubl

Barry Robinson

Michele Townsend

Kathy Ryan

Erika Salwadon (proxy from Guy Schoonmaker)

Sarah Straub

Steve Kalapos

Michael Houck

Robert Castro

Steve MacDonald, Cheryl Senser, Sean Reynolds – Vail Management Company

Proxies: Noble to Kalapos

Hunter to Kalapos (2 units)

Eklund to May

McMenamy to Kalapos

Ruebl to Kalapos

Morgan to Kalapos

Wright to Kalapos

Loria to Kalapos

- Roll Call and Certifying Proxies – It was determined that between owners and proxies there was not a quorum present.

- Approval of last year's annual meeting minutes – Steve Kalapos made a motion to approve the minutes of last year's annual meeting. Michelle seconded and all owners present were in favor.
  
- President's Report – Things are running smoothly at Beaver Bench over the last year. There was a break in the water main this year, which was handled well by VMC. The sewer line will be flushed this spring. A slip and fall did occur in the Beaver Bench parking lot, which accounted for more expenditure than anticipated. Plans for painting the exterior railings will be explored in the coming year, with an option for owners to have their decks painted at an owner's expense at the same time. Please remember to move cars after each snow storm, and to remind your neighbors as well.
  
- Review of financials – There is \$55,613 in total cash, which is \$20k more than this time in 2015. There are accounts receivable of \$15,121, with \$13,000 shared between two owners. The Board for the coming year will have to make some decisions on how to proceed with these owners. The Budget vs. Actuals were presented with an increase in water, fire alarm, and electricity for heat tape. Steve Kalapos made a motion to approve the 2016 Budget as presented. Mike seconded the motion and all owners present were in favor.
  
- Old Business:
  - Insurance – Insurance is through Peliton Insurance. Owners are reminded to personally insure any improvements and/or upgrades installed by owners; Contents such as furniture, furnishings and other personal property; Loss of assessments, Loss of income (if property is a rental unit), Loss of Use; and Personal Liability.
  - Who to Call – Please send emails to [manager@vailmanagement.com](mailto:manager@vailmanagement.com). If your email concern is regarding a maintenance issue, please also send to Paul Huntoon at [phuntoon@vailmanagement.com](mailto:phuntoon@vailmanagement.com). Our office number is (970)476-4262. In the event of an AFTER-HOURS EMERGENCY, please call (970)476-4262, listen for the prompts from the menu, and leave a detailed message. The appropriate person who is on-call that evening will be contacted.
  
- New Business:
  - Drainage - This summer VMC and the Board are going to explore options and get bids to alleviate the drainage by Unit A1, specifically in regards to the

implementation of a dry well. It was also requested that the concrete walkway that runs beside Unit A1 be looked at as well.

- Pest Control – VMC and the Board will review the schedule that pest control work is done by. They will also look at the type of traps and placement to catch voles.
  - Pets – Owners and occupants are reminded that no more than 2 pets per unit are allowed. There was also a discussion regarding pet waste. Owners were reminded to pick up after their dogs. Pet waste bags will be re-stocked twice a week going forward to help with this matter. Owners were also asked not to walk their dogs on the lake side of the property, rather to use the parking lot side, to minimize the amount of pet waste by the lower unit's windows and entrances.
  - Use of Units – Owners are reminded that the Project is to be used only for residential purposes and for the services, activities and recreation in conjunction with such residential use.
  - Remodels – Owners are reminded that any remodel work should be submitted to the Board, through Vail Management, for approval prior to the start of the work.
  - 4<sup>th</sup> of July – There was a lengthy discussion about the 2015 4<sup>th</sup> of July festivities at Beaver Bench. It was decided that no commercial activities will be allowed. This would include the sale of food and liquor. There is considerable liability for the association for this, especially if someone were to get hurt. Owners were reminded that quiet hours are from 10pm to 8am every day. It was decided that on the 4<sup>th</sup> of July, due to the festivities at the park, the quiet hours would be pushed back to 11:30pm. No commercial businesses shall be run on the Beaver Bench property.
  - Spring Clean – As the snow begins to melt this spring, VMC will be on-site for a "Spring Clean".
- Election of Board – Because there was not a quorum represented in person or by proxy for this meeting, the Board will remain the same as last year's. Steve Kalapos is the President, Angelo Loria is the Treasurer, Michele Townsend is the Secretary, and Amy Hunter is the Board Member at Large.
  - Meeting adjourned at 8:05 p.m.