

**Beaver Bench Homeowners Association**  
**Meeting Minutes**  
**April 4<sup>th</sup>, 2019**  
**5PM**

**Board Members Present:**

Steve Kalapos	Michele Townsend
Daniel Estrada	Amy Hunter
Brad Maxwell	

**Owners Present:**

Barry Robinson	John Brenner
Mark Goodban	Josh Hall
Betty Nobles	Kathy Ryan
Blake Putnam	Jan Johnson
Barbara May	

**Management Present:**

Steve MacDonald	Abel Vega
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**BluSky Team Members Present:**

Patrick Hibler – Vice President  
Adam Cunningham – Project Director  
Eddy Cotton – Project Manager

**Meeting called began at 5:16pm**

**BluSky Introduction**

Patrick began the conversation by introducing the BluSky Team. He spoke to BluSky's previous short comings and had taken full credit for their bad image. Patrick was hired two years ago to be the person responsible for changing the culture and evaluating the personnel. The Colorado division of BluSky is now a completely different team from three years ago. The new CEO & Patrick look to maintain transparency and strong communication as their top priority.

**Timeline**

Eddy spoke to the timeline for the reconstruction. He stated that the reconstruction will be separated into three stages. Stage 1: Structural repair to the roof trusses and a new roof for the building. Stage 2: Smoke Mitigation. Stage 3: The rebuilding of A-building. The Town of Avon's Building Inspector will be working with Eddy in obtaining a Certificate of Occupancy that allows owners to move back into some units before the rebuild is completed. They believe the project will be completed near December depending on weather. Adam will be the Project Director or the "Quarterback" of the project, overseeing Eddy and the contractors being used. Eddy will be the Project Manager for the full

reconstruction process, overseeing the worksite and its daily operations. Betty asked if BluSky has experience working on fire affected buildings. Patrick answered that he has completed dozens of similar projects with BluSky.

### **Scope of Work**

Betty had questions regarding the drywall in the units. Adam stated that all units in A-building will need to have a one hour burn rating on the ceiling per the code upgrade requirements from the Town of Avon. To meet this requirement, BluSky will be required to install two layers of 5/8<sup>th</sup> drywall on the ceilings of each unit. BluSky will also look to only replace the visible drywall around any bath tubs, cabinets, counters, and/or vanities unless the smoke mitigation requires them chase smoke behind these areas, only then will they replace the drywall behind these areas. Adam confirmed that all residents of A-building will need to be evacuated by May 20<sup>th</sup> to begin the smoke mitigation process. Some code upgrades may be only specific to the burned units. All owners will have an opportunity to upgrade their units beyond what is covered by the insurance. BluSky will offer a upgrade discussion period where they will contact individual owners to discuss scope of work and upgrade possibilities for their unit. If an owner would like to upgrade their unit with a separate contractor, that contractor will need to wait until BluSky is fully finished before receiving access to the building due to liability concerns. BluSky will be offering owners scopes of work specific to their unit that will be shareable with the owner's personal insurance company.

### **Questions & Comments**

Patrick stated that they are unsure how far they will need to chase smoke into habited units. Their goal is to chase the smoke until there is 0% damage left to avoid future repairs or mitigation. To do this they will be spraying dry ice onto the affected areas and using chemical sponges to mitigate the damage. These methods and the work being done will shake a lot of the soot and smoke damaged areas loose, causing it to get everywhere. Which is why the building and any personal items will need to be evacuated during this stage of the reconstruction. Steve M. stated that BluSky is negotiating with Philly to have all drywall covered in the event that it all needs to be removed due to smoke mitigation. Barry questioned if the HOA's insurance would cover owner's expenses when being relocated. Steve K. & Steve M. believe Philly will not be covering personal items and relocation costs, but they will review the policy to be sure. Kathy voiced questions about carpets in remodeled units. Adam stated that carpets will need to be replaced in any units including remodeled units and this should be covered in the scope of work. Some owners voiced concern about sound transfer between units. The owners will have an opportunity to upgrade this portion of their unit at the owner's expense. Josh Hall will reach out to all owners to see if they would like to join together in purchasing materials for sound proofing. A question was raised regarding the hours BluSky will be working, they will follow the town ordinance. Come June, BluSky believes they will have a better understanding on when the project end date will be.

**The meeting was adjourned at 7:19pm MST.**