

**Beaver Bench Homeowners Association**  
**Annual Homeowner's Meeting**  
**Saturday, February 27<sup>th</sup>, 2021**  
**Teleconference**  
**5:00 p.m.**

**Owners Present:**

Janice Johnson  
Bernard Seigener  
Ramie Macioce  
Barry Robinson  
Anzheliqua Zalkin  
Brad Maxwell  
John Brenner  
Dave Morrison  
Drew Arbour  
Sarah Straub  
Steve Kalapos  
Eric Pressman  
Daniel Estrada  
Janice Morgan  
Jorge Urquico

**Owners Represented by Proxy:**

Roy Perkins to Steve Kalapos  
Josh Hall to Michele Townsend  
Betty Nobles to Kathy Ryan  
Nakku Chung to Steve Kalapos  
Amy Hunter to Steve Kalapos  
Martina McMenamy to Steve Kalapos  
Antoniya Stoeva to Steve Kalapos  
Hal Kuehl to Steve Kalapos  
Bill Ruebl to Steve Kalapos  
Lynne Bickley to Kathy Ryan  
John Quast to Steve Kalapos

**New Owner:**

Andrea Sbicca (New owner of A9)

**Board Members Present:**

Barbara May  
Pegasus Romaine  
Michele Townsend  
Kathy Ryan  
Leticia de la Rosa

**Management Present:**

Steve MacDonald  
Abel Vega

**Meeting called to order at 5:07pm.**

**Roll Call & Certifying Proxies**

It was determined there was a quorum with the number of owners that were present and represented by proxy.

**Approval of 2020 Annual Meeting Minutes**

Steve Kalapos moved to approve the 2020 Annual meeting minutes. Michele Townsend second. All were in favor.

## **President's Report/ Interpleader Case Update**

Pegasus Romaine addressed the Interpleader Case stating the case is still ongoing and there is no update as to the time frame. The language of the agreement is being finalized by the attorneys involved, this will be shared with Judge Grainger to be reviewed and approved. The attorneys estimate the Beaver Bench association will receive around \$71,000 in the settlement.

## **Review of financials**

Mac Garnsey stated the packet to owners included the 2020 Budget vs Actuals and the 2021 proposed budget. For 2020, the association was over budget at year-end due to an increase in insurance and legal fees. Other areas that were over budget were Repairs/Maintenance due to sewer line jetting/repairs, repairing light poles in front of A-building, and repairing the split rail fencing. The 2021 budget was increased by 10% to reflect these increases.

Kathy Ryan asked about the remaining balance owed to BluSky. Steve MacDonald stated there is a total of approximately \$17,000 remaining. The association currently has \$10,000 in funds allocated for this and will need to pay an additional \$7,000. An \$8,000 utility credit was also received from the Insurance Company.

Anzheliqua Zalkin asked what the legal fees have paid for. Mac Garnsey replied stating legal fees are currently high due to the interpleader case. Steve MacDonald stated the final amount used for legal will be determined at the end of the interpleader case. Drew Arbour asked about the cost being spent on the GoDaddy email accounts for the Board Officers. Pegasus Romaine stated that this idea was voted down when discussed and no costs were absorbed by the association.

## **Old Business:**

### **Insurance**

Steve MacDonald thanked Steve Kalapos for finding a lower insurance bid. Steve MacDonald stated the new Board for 2020 did increase the building's replacement costs from \$8 million to \$8.2 million for both buildings. Steve MacDonald asked owners to please share the association's insurance information with their personal insurance agent to ensure there are no gaps in coverage. Barbara May asked about liability coverage. Pegasus Romaine stated \$500,000 in liability coverage per owner is required per the governing documents.

### **Who to Call**

Abel Vega stated information on how to contact Vail Management was included in the package to owners. Owners should send all questions and requests to [manager@vailmanagement.com](mailto:manager@vailmanagement.com). Vail management is available by phone at 970-476-4262.

## **New Business:**

### **Balconies**

Dave Morrison requested the Board inspect the balconies for repairs. Steve Kalapos stated association attorney determined the balconies to be a limited common element which is considered an owner expense to repair and maintain. Pegasus Romaine stated the new Board can investigate the decks and bring in a 3<sup>rd</sup> party if needed which may result in a special assessment.

### **BluSky**

Barry Robinson stated he is finding mold in his ceiling and would like to add it to the BluSky check list. Barbara May requested an update about the leak/moisture found in the A-building attic. Steve Kalapos stated BluSky investigated this issue and determined that the units are holding their humidity due to the building being better insulated/sealed then it previously was. BluSky is looking for solutions. Michele Townsend stated she has received an email from Patrick Hibler with BluSky stating Beaver Bench should hold final payment until issue is resolved.

### **Election of Board**

Barry Robinson moved to volunteer for the Board. Steve Kalapos second. Leticia de la Rosa volunteered for the Board. Barbara May second. Kathy Ryan nominated Drew Arbour. Leticia de la Rosa second. Leticia de la Rosa nominated Barbara May. Kathy Ryan second. Michele Townsend nominated Steve Kalapos. Pegasus Romaine second. Leticia de la Rosa nominated Kathy Ryan. Sarah Straub second. Steve Kalapos nominated Michele Townsend. Barry Robinson second. Barry Robinson nominated Brad Maxwell. Steve Kalapos second. Jan Johnson nominated Daniel Estrada. Steve Kalapos second. Barbara May nominated Ramie Maciocie. Kathy Ryan second.

Ballots with nominees and volunteers were emailed to each attendee. All owners on the Annual meeting call were asked to email their ballot to Vail Management by the end of day, Monday, March 1<sup>st</sup>. The votes were tallied, and it was determined that the Board of Directors for the 2021 calendar year will be as follows:

Michele Townsend  
Steve Kalapos  
Brad Maxwell  
Daniel Estrada  
Kathy Ryan

**Steve Kalapos moved to adjourn. Drew Arbour second. All were in favor.  
Meeting adjourned at 6:41 p.m.**