

**Beaver Bench Homeowners Association
Annual Meeting
Avon Library
Saturday, March 16, 2019
5:20 p.m.**

Board Members Present:

Steve Kalapos	Daniel Estrada
Michele Townsend	Brad Maxwell
Amy Hunter	

Owners Present:

Janice Johnson	John Brenner
Barbara May	Kathy Ryan
Josh Hall	Martina McMenamy
Ramie Macioce	Mark Goodban
Pegasus Romaine	William Ruebl
Betty Nobles	Sarah Straub
Barry Robinson	Robert Castro
Missy Nelligan	Janice Morgan

Owners Represented by Proxy:

Roy Perkins to Steve K.	Evelyn Bickley to Kathy Ryan
Guy Schoonmaker to Steve K.	

Management Present:

Steve MacDonald	Sean Reynolds	Abel Vega
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Meeting called to order at 5:20pm.

Roll Call and Certifying Proxies

It was determined that between owners and proxies there was enough owner represented for a quorum.

Approval of 2018 Annual Meeting Minutes

Kathy made a motion to approve the minutes of last year's annual meeting with the inclusion of a few corrections. VMC will make these corrections. Barry seconded the motion. All were in favor

President's Report

Steve K. stated that the board feels BluSky will be the best option for the A-building reconstruction. Missy had questions about the time frame for the construction and why R.A. Nelson was not used.

Steve K. stated BluSky will address this at the next meeting where they will be present. Steve M. stated R.A. Nelson does not specialize in fire restoration and they would need to partner with a restoration company. Steve K. discussed that the board and BluSky have told the insurance company that they do not plan on spending any additional money outside of insurance funds. Pegasus made a motion to hire an overseer for the entire reconstruction of A-building. Kathy seconded the motion. It was discussed that it would be best to wait 2 weeks for the meeting with BluSky before deciding to hire an overseer. 6 were in favor of Pegasus' motion. The motion to hire an overseer did not receive enough votes to pass.

Review of financials

There is \$287,126.45 in the Fire Restoration Fund and \$108,525.02 in the Capital Improvement Reserve. The association was \$4862.62 under budget for 2018. Legal was over budget \$2125.00 as the board used the association's attorney regarding the fire restoration. Water Irrigation was over budget by \$366.16 in 2018, the budget was raised to \$4000 for 2019. Insurance will see an increase to approximately \$32k due to the fire. Steve K. recommended BB maintain the 2018 budget for insurance with there being a possible special assessment for any increase. Kathy has requested the association look to change their pest control company to someone new. Betty would also like to include building washing if possible. Pegasus made a motion to approve the 2019 Budget with the amendment to maintain the 2018 insurance budget. Steve K. seconded the motion. All were in favor.

Old Business:

Insurance

The association will look to see what insurance options are available. Any increase to the insurance premiums will be special assessed to the owners.

Who to Call – Please send any and all emails to manager@vailmanagement.com. If your email concern is regarding a maintenance issue, please also include Dan Devine at dan@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:

Fire Update

The association has scheduled an introductory meeting with the BluSky team and the owners of Beaver Bench to help clarify and answer any questions owners may have. The meeting has been set for April 4th at 5pm.

Construction

BluSky has been hired to reconstruct A-building. They have applied for the permit from the Town of Avon's building department to begin securing their work site. They look to have a safety fence, dumpster and portable bathrooms on site by the following week.

Non-Smoking Property

Kathy motioned to make Beaver Bench a non-smoking property. She would also like to make a designated smoking area, with signage, away from the building. Pegasus and Mark seconded the motion. All were in favor.

Smoke Detector & Fire Alarm Inspections for Individual Units

Barry made a motion to have fire alarms and smoke detectors inspected annually in all units. This would be outside of the current fire alarm inspections that take place for the complex. Missy seconded this motion. 12 owners approved and 12 owners declined the motion. This motion did not pass.

Election of Board – Kathy nominated Josh Hall. The five existing board members are also running. Per the votes of the owners, the Board will remain the same as last year. Steve Kalapos is the President, Michele Townsend is the Treasurer, Amy Hunter is the Secretary, Daniel Estrada and Brad Maxwell are members at large.

Meeting adjourned at 8:00 p.m.