

Beaver Bench Homeowners Association
Annual Meeting
March 10, 2018 - 5:10 p.m.

Board:

Steve Kalapos
Amy Hunter (2 units)
Michele Townsend

Janice Johnson
Janice Morgan
Pelle Eklund

Homeowners:

Barbara May
Josh Hall
John Brenner
Kamila Robinson
Chris Darrohn
Kathy Ryan
Sarah Straub
Mark Goodban

Management:

Paul Redmond, Paul Huntoon – Vail
Management Company

Proxies:

Siegener to Townsend
Macioce to Kalapos
Estrada to Kalapos
Wright to Kalapos
Nelligan to Kalapos

- **Roll Call and Certifying Proxies** – It was determined that between owners and proxies there was not enough for a quorum.
- **Approval of last year's annual meeting minutes** – Steve Kalapos made a motion to approve the minutes of last year's annual meeting. Josh seconded and all owners present were in favor.
- **President's Report** – Things are running smoothly at Beaver Bench over the last year. Steve talked about the projects that were completed in 2017 which include the drainage and water meters in units and the need to bill owner for their individual water usage. The special assessment has stopped being billed as of March 1st. Please remember to move cars after each snow storm, and to remind your neighbors as well.
- **Review of financials** – There is \$105,000 in total assets, at the end of 2017. There are accounts receivable of \$9,064.78. There is \$98,000 in the Associations Reserve Fund. The Association spent \$50,000 on the drainage project and the purchase and installation

of the water meters. It was discussed that the money collected from the water usage will be placed in its own fund. The Board had approved the 2018 Budget with the unit water billing starting with the February 2018 water usage.

- **Old Business:**

- **Insurance** – Insurance is through Assured Partners. 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 to maintain \$500,000 in Personal Liability Insurance.
- **Who to Call** – Please send emails to manager@vailmanagement.com. If your email concern is regarding a maintenance issue, please also send to Paul Huntoon at 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.
- **Pets** – There was some discussion on pets. All pet owners are reminded to pick up after their pets. The owners would prefer that pet owners stop walking their animals in the front of the building.

- **New Business:**

- **Loud Piping** – Mark Goodban discussed the loud noise coming from the toilets, pipes and drainage, from the unit above his. This was discussed as an individual unit owner project and expense. Decibel readings were taken in 3 units including Marks. The readings were in the 60-65 range. This was in the same range of the personal residence of Sean Reynolds that works with Vail Management Company. Vail Management will check the water pressure coming into the building. A committee of Mark Goodban, Sarah Strab and Steve Kalapos will look at ideas to improve the noise.
 - **Construction** – Discussed that any improvements or construction to individual units be submitted to the Board, per the Rules and Regulations. Vail Management will send out a copy of the Rules and Regulations to all owners.
- **Election of Board** – The Board will remain the same as last year as all present Owners were happy with the Board of Directors. Steve Kalapos is the President, Michele Townsend is the Treasurer, Amy Hunter is the Secretary.
 - Meeting adjourned at 7:25 p.m.