

## **Holiday Beech Villas Board Meeting January 18, 2020**

**Board Members Present:** MK Brennan, Briggs Allen

**Board Members by Phone:** Rusty Mellette, Marlene Rockwell, Bryan Martin and William Peterson

**Property Manager:** Renée Castiglione was present

**Guests Present:** Zulieka Antigua, Carrie Becker and Heather Le Blanc

**Guests by Phone:** Rosie Obeirne, Karin Hammond

### **President's Comments;**

Marlene welcomes attendees and state MK Brennan will run meeting as she is in attendance.

### **Approval of the October 12, 2019 Board Meeting Minutes**

MK asked for the approval of the minutes. Rusty Mellette made a motion and Bryan seconded. A vote was taken, and the minutes were unanimously approved.

### **Committee Reports:**

#### ***Financial:***

A report regarding balances of financial accounts was given by Renée. HBV is in good financial status,

#### ***Maintenance:***

Renée discussed unexpected repairs to B building, F stairs and D building in the amount of over \$13,000. Stated in the new budget these types of repairs should be considered as the buildings that have not been renovated yet will continue to need work.

Renée also spoke of the chimney fire at the E building and was thankful that it was put out quickly with no damage to other units. Due this incident Renée suggests that the Board consider a new policy that would turn wood burning fireplaces to gas. This will prevent this type of accident from occurring again.

Renée also said that the predominant reason owners have water issues in their units is due ice maker connections and water heaters. Numerous owners have been affected by one of these items, but not only their unit, but the unit(s) below them also. To try to avoid this from happening, Renée suggested the Board consider a policy that owners are required to have their ice maker connections and water heaters inspected on a regular basis.

***New Business:******Fill vacant position on the Board due to Phyllis Winter resignation***

The Board has discussed all resume's for vacant position. MK asked for a motion to nominate. Rusty Mellette made a motion to appoint Zuleika Antigua of G329 to fill the remaining term of the vacant position. MK asked for comments. Bryan Martin stated that each of the candidates were excellent and it was very tough decision. He said the Board looked very closely at each candidate as they all brought different experiences to the table. It was taken very seriously and it was a tough decision. They felt that Zuleika is on the mountain and using her unit on a regular basis all year round. She also attended the last meeting and has a background in budgeting. Marlene Rockwell seconded the motion. A vote was taken, it was unanimous. Zuleika's term will be up July 2020.

***Announce new property manager***

The Board took a great deal of time to advertise to fill the position of property manager at HBV. They advertised two different positions, one for Office manager and one for Facility Manager. They also considered a single Property Manager, such as Renée was doing. A candidate who answered the ad for the office manager canceled interview appt. as got a full-time job. On the day of his appt. one candidate for Facility Manager turned around from Boone due to snowstorm. They did interview one person for the Facility Manager. They also received two proposals from Property Manager Company's. After much deliberation the Board chose Management Services of the Blue Ridge, Carl Marquardt. Bryan Martin made a motion to hire MSBR, Carl Marquardt, for Holiday Beech Villas new Property Manager. When MK asked for as second, everyone responded that they seconded the motion. A vote was taken, and it was unanimous.

***Special Assessment loan***

Renée discussed the G and H Loan Special Assessment. When receiving the initial loan for the H and G buildings, \$383,500.00, the intention was to pay off the 36-month loan in 34 months. Due to a miscalculation of interest when figuring out the pay-off for February 2020, we must add two months to the timeframe for the assessment to go through April 2020. The loan will be paid off at that time.

Briggs made a motion to extend Special Assessment. Rusty seconded the motion. A vote was taken, and it was unanimous

***Old Business:***

Increase of the water/sewer/trash rate and Charter TV contract was briefly discussed and it was determined that the Carl will bring it to the Board at their April 2020 meeting.