

Quarterly Newsletter – January 2017

One Breckenridge Place HOA



<http://www.gwlhoa.com/one-breck-place.html>

News

Annual Meeting:

The One Breckenridge Place (OBP) Annual HOA meeting was held in the Park Place Lofts conference room at 10 AM on October 29, 2016. Five residences were represented along with participation by staff at Great Western Lodging. A quorum was confirmed. The association's actual profit & loss for 2015/2016 ended unfavorable to budget by \$7,362 due to the installation of heat tape (\$14,000). The proposed operating budget for 2016/2017 was approved with a \$60/quarter dues increase.

There were two open Board seats. Robert Fisher and Brian Southard were elected, Robert Fisher will serve a three-year term and Brian Southard will fill the remainder of Joe Koslosky's term ending in 2017 as he sold his unit.

Board contact information is:

- Larry Pithan, President: pithanlc@kjww.com
- Bob Fisher, Vice President: twodrs@hotmail.com
- Brian Southard, Secretary / Treasurer: bsouthard60@gmail.com

Upcoming Events

Jan 24 – Feb 5, 2017

International Snow
Sculpture Championships

Feb 28, 2017

Mardi Gras

Snow Report

As of January 24, 2017:

- Season to date: 195"
- This week: 19"

Source: www.breckenridge.com

Real Estate Report

Sales for 2016:

- Unit #5: \$850,000
- Unit #24: \$919,000

Source: [Mark Thomas, Paffrath & Thomas Real Estate](#)



2016 HOA Investments in One Breckenridge Place

- Comcast: The contract was renegotiated with the renewal including HD capability up to three boxes and expanded channels for an additional \$8.84/month/unit. Owners may purchase additional boxes individually. The new equipment has been installed. Any televisions without HDMI compatibility will not get the full benefit of the new service.
- Landscaping: Extra fertilizing and deep root feeding was completed.
- Heat Tape Installation: There are ten units, mostly north-facing, that need heat tape. Four units were completed and the other six units will be completed as the budget allows. Timers have been installed.

Future Projects:

- Reseal Driveway: A Reserve Study item that will be completed in 2017.
- Reserve Study: Review of the Reserve Study was not completed. Property Management has been trying to leverage better pricing with several other Associations. Approvals from two other Associations were recently received and the Reserve Study should be completed in first qtr of 2017.
- Window Painting: More than half of the windows have been painted and the remainder will be painted as the budget allows.
- Heat Tape: There are six units where heat tape has to be added as the budget allows.
- Stucco Repairs: Repairs around the fireplaces will be completed as the budget allows.

Reserve Fund: As of September 30, 2016 the Reserve Fund balance was \$154,015.

Anticipated Board activities for 2017:

- Review Rules & Regulations for OBP HOA and update as appropriate.
- Initiate a quarterly newsletter to OBP HOA homeowners.
- Finalize Reserve Study & review.
- Have the property appraised to insure we are properly insured.

Breckenridge Community News

Insights from Great Western Lodging:

Winter finally decided to show up. So far, Breckenridge has received over 6 feet of snow in December, with an additional 7 feet to date in January. The overall snowpack in Colorado has grown significantly in the last month, and is now slightly above average. The recent snowfall along with a healthy economy have us well positioned for another successful winter season. The first half of March looks strong, but occupancy is still a bit soft for late March into April.

Town Parking & Transit Update:

- [Summit Daily News article – January 19, 2017](#)
- [Summit Daily News article – January 11, 2017](#)
- [Denver Post article - November 22, 2016](#)

Breckenridge Paid Parking in effect as of 12.1.16:

The Town of Breckenridge has implemented an innovative smart parking system. Patrons can pay for parking with credit cards at the pay station or on their smart phones without ever having to visit a pay station. Pay parking is in effect daily excluding May & October. Most of Downtown from Park Avenue to Ridge Street is now pay parking. A full list of parking rates and hours is listed below. Please note that payment is required each time a vehicle changes location. Fifteen-minute free parking is available in most locations but parkers must still register their license plate on the app or at a meter. For more info see: <http://www.townofbreckenridge.com/your-government/departments-services/parking-community-service/parking/pay-parking>

Feedback on the Newsletter: Please [email Bob Fisher](#) your thoughts on the newsletter and its contents as we will be constantly looking to improve.