

**ONE BRECKENRIDGE PLACE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
October 29, 2016**

I. Call the Meeting to Order

The One Breckenridge Place Association Board of Directors Meeting was called to order by Larry Pithan at 10:58 a.m. in the Park Avenue Lofts Conference Room.

Board Members Participating Were:

Larry Pithan, #12  
Robert Fisher, #17  
Brian Southard, #26

Representing Great Western Lodging (GWL) were Keith Kroepler and, Brian Juchno. Margot Mayer of Summit Management Resources was recording secretary.

II. New Business

A. *Election of Officers*

The Board elected the following Officers:

President: Larry Pithan  
Vice-President: Robert Fisher  
Secretary/Treasurer; Brian Southard

B. *Meeting Minutes*

All meeting minutes should be approved before they are published.

C. *Insurance Renewal*

Property Management will obtain an insurance quote to make sure the Association is properly covered. A decision needs to be made about increasing the limits and if terrorist and/or earthquake coverage should be added. The Board authorized GWL to obtain a replacement cost appraisal to verify insurance coverage is adequate.

D. *Dogs*

Only owners can have dogs with a maximum of two. Management will ensure that dog bag dispensers are full. A suggestion was made to add a sign reminding pet owners to put dog waste bags in the garbage.

E. *Rules and Regulations*

Brian Juchno suggested updating the Association Rules and Regulations. The Rules and Regulations are posted on the website. The Board members will review them and share their thoughts.

F. *Parking Lot*

Resealing the parking lot is on the schedule. There is an easement for Cimarron. Brian Juchno will check the details of the easement to determine if the cost of resurfacing can be split. Resurfacing the parking lot is scheduled for 2020. A suggestion was made to add irrigation for the front trees that do not already have it.

G. *Reserve Study*

An updated Target Reserve Study report will be sent to the Board. The report takes into consideration the recent renovation and assessment.

Larry Pithan said the Board should meet via teleconference after the Reserve Study and the Moving Target reports have been updated to make a decision about future Capital Expenditures.

III. Adjournment

The meeting was adjourned at 11:15 a.m.

Approved By: \_\_\_\_\_



Board Member Signature

Date: \_\_\_\_\_

Jan 18, 2017

**BOARD CONTACT INFORMATION**

Larry Pithan, President: [pithanlc@kijww.com](mailto:pithanlc@kijww.com)

Robert Fisher, Vice President: [twodrs@hotmail.com](mailto:twodrs@hotmail.com)

Brian Southard, Secretary/Treasurer: [bdsouthard@charter.net](mailto:bdsouthard@charter.net)