

Park Avenue Lofts Board of Directors Meeting

February 24, 2012

Breckenridge, Colorado

Attending: Denis Franks MD, Robert Johnson, DDS

Absent: Rob Young

Items Discussed: 1) Employee unit refinancing: A great deal of time has been spent exploring the current situation. Wells Fargo holds the current note (7.81%). Exploratory talks were held with WF, Bank of the West, Alpine, and US Bank. Eventually Millenium bank has provided the best terms and rate (5% , 15 year with a 5 year balloon). The Board has voted to **approve** these terms and proceed. Expected savings \$3-4000/yr.

2) Because of previous difficulties with the Farmer's Insurance, the master policy was let for bid to independent companies. Fireman's Fund has provided alternative coverage at a lower cost(\$500). The Board voted to **approve** this change.

3) The 2012 budget was discussed. An increase in homeowners dues, based on square footage, as defined by the Declarations was included, allowing for contribution to the reserve fund. The budget was **approved**.

4) The issue of individual unit electricity useage was discussed. One of the homeowners had asked that the electric charges be removed from the HOA dues and billed individually, due to the disparity in cost/unit/yr. A summary of these costs was reviewed. While it was apparent that units with hot tubs had higher yearly costs, the one remaining original hot tub (304), is disproportionate. This tub is to be replaced after the season. A number of owners are on the property this week, and the issue was presented to them. It was noted that a change in the dues (Dec. sections 8.04-8.08) would require a change in the Declarations. Having canvassed a number of owners, and reviewed the Declarations, the Board does not feel that a change is likely to occur. The item will be presented at the annual meeting.

5) The issue of concierge service has again been discussed with Base Mountain Sports. A new manager is here, and he will provide a business plan , to be presented to management, prior to the April, 2012 meeting.

The meeting was adjourned at 3:45 pm.

Oliver Franks
President
PAE Board