

**Sawmill Creek Condominium Association  
Board of Directors Meeting  
November 8, 2002**

A Board Meeting was held on November 8, 2002, via teleconference call. Members in conference included Jack Goth, Hank Coll, Joe Friesen, Kathy Peat and Dick Logsdon. Chad Christy and Keith Kroepler from Great Western Lodging were also present. Items discussed were as follows:

**I. Call to Order**

Jack Goth called the meeting to order at 9:00 a.m.

**II. Dues Increase**

There was a review by all members present regarding the dues increase discussed at the June 29, 2002 homeowner's meeting. Reference was made to the dues increase notice mailed to all members on November 1, 2002. Effective January 1, 2003 dues will be \$360 per month with a \$10 per month discount for owners enrolled in the automatic withdrawal program. Currently there are sixteen owners not enrolled in the program. To date, only one homeowner has requested financial information to substantiate the increase.

**III. Building Improvements and Maintenance**

Board members present reviewed the remaining projects scheduled for 2002.

- A. The ground level elevator entrance tile has been completed and a decision to patch the carpet on all of the above levels has been delayed until next spring. This delay is due to the uncertainty of the adhesive material's effectiveness in cold weather.
- B. The stream viaduct replacement and restoration is underway and should be completed by November 15, 2002 with weather permitting. The Town of Breckenridge, Pine Ridge Condominiums and the Breckenridge Ski Area have been very cooperative regarding the project. Hank Coll received confirmation from Chad Christy that surrounding complexes will not be effected by the stream redirection.
- C. A unanimous decision by all members present agreed to wait on the bridge ice melt system until the stream reconstruction has been completed. The excavation could possibly solve the icing problem and effectively save the Association \$5,000. All members present decided to have Great Western Lodging observe and correct any ice problems for the 2002-2003 ski season.

**IV. High Peaks Construction Settlement**

Hank Coll expressed concern regarding the lawsuit that went to mediation on September 13, 2002. Chad Christy was in full agreement with Hank Coll that the final decision to the \$13,650 settlement was a result of High Peaks' taking advantage of the legal system in becoming an unjust recipient of funds. Jack Goth commented that after four hours of mediation, legal council advised the Association that additional attorney's fees would have exceeded \$20,000 with no guarantee of a favorable decision. Chad Christy reminded attendees that \$10,000 was held out as a balance due from the original contract, therefore the actual settlement was \$4,000 plus attorney's fees. Joe Friesen pointed out that without Dana Covert overseeing the project for workmanship, the end result could have had construction issues still pending and also lead to possible lawsuits. The roofing project was first class resulting in no leaks. A general consensus was that on a \$300,000 plus project, the additional cost only represented a small percentage of construction overage.

**V. Adjournment**

The meeting was adjourned at 9:40 a.m.