

**SAWMILL CREEK CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 3, 2005**  
**Breckenridge, CO**

A Board of Directors meeting was held on February 3, 2005, via conference call. Board members present via conference call included Brian Erley, Joe Friesen, and Karen Svetlic. Board member present in person included Larry Pithan. Keith Kroepler, Patrice Novak and Brian Juchno were present from Great Western Lodging. Items discussed were as follows:

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**I. CALL TO ORDER**

The meeting was called to order on February 3, 2005, at 9:00 a.m.

**II. REVIEW 2004 YEAR-END FINANCIAL REPORT**

A. Profit and Loss Budget vs. Actual, 2004

1. A net income of \$19,130.72 was transferred into the reserves in January 2005.
2. Sawmill Creek is no longer considered within a flood zone, which will give the association a \$6,000.00 savings for 2005.

B. Reserve Account Balance Summary

1. The reserve balance is \$86,741.20 after the bridge and creek bed work.
2. Karen Svetlic stated Sawmill Creek should look into a different account type for the reserve account to increase the annual interest.
3. Keith indicated he will talk to the local bank concerning available options.

**III. REVIEW OF 2005 BUDGET**

A. The utilities increased.

1. Karen Svetlic asked if there was any way Sawmill Creek could use more energy saving light bulbs throughout the common area. Brian Juchno answered that fluorescent bulbs are used wherever possible.
2. Larry Pithan commented the hot tub area uses the most energy.
3. Joe Friesen questioned whether Sawmill Creek could compare the kilowatt usage with past years to assess whether more energy is used or if the increase is due to the cost increase.
4. Karen wanted to know if the boiler system in the hot tub area was the most efficient. Larry stated it is about 85% efficient and the cost of replacing it would be high.
5. Brian Juchno commented that the ice melt system is only on when it is needed, it is not on continuously.

#### **IV. UPDATE ON PROJECTS AND MAINTENANCE**

- A. Pond Dredging
  - 1. The dredging company had some problems with the water flow in order to get started.
  - 2. The pond was not as deep as expected, the dredging went well.
  - 3. Joe Friesen asked about the savings the association will have due to the pond now being dredged. Brian Juchno stated there will be considerable savings next year.
- B. Elevator
  - 1. The repair company believes with some maintenance repairs, the elevator should hold out for a couple more years.
  - 2. Brian Erley and Larry Pithan both feel as though the replacement of the elevator should be handled at the time of the exterior remodel.
- C. Bridge Repair
  - 1. The construction went well and it looks good.
- D. Ongoing
  - 1. Brian Erley mentioned that his wife Liz is interested in implementing a gardening plan for the complex. Larry agreed that was a great idea.
  - 2. Touch up painting will continue throughout the summer.
  - 3. The driveway may need seal coating once again.

#### **V. REVIEW OF EXTERIOR RENOVATION SCHEMES**

- A. The Architectural Review Committee has met about 4 times since the annual meeting.
  - 1. The committee is working with Arapahoe Architects. The schemes shown at the annual meeting have been re-worked with the suggestions received from the owners
  - 2. Larry stated he would like an information packet to be put together to give to all the owners to educate them on the plans thus far.
  - 3. Current Schemes
    - a. The building height has been scaled down to make the building appear shorter.
    - b. Horizontal siding, trying to get hardy board approved by Breckenridge, less maintenance long term.
    - c. The vertical siding has a pre-rusted look.
      - i. Karen was concerned about the bleeding of the metal siding.
      - ii. Larry stated that the siding is sealed and should prevent bleeding, the material is supposed to be 20-30 year material
        - A. Will look into further to make sure it won't bleed.
    - d. Removal of current rock
    - e. Open up railings on cat-walks and balconies, heavy timber look with lighter weight vertical interior railings.
      - i. Karen asked if the new plans will collect more snow

- ii. Brian Juchno believes with the wind and open railings, it will actually be easier to remove the snow.
  - f. New windows and new entry doors throughout.
    - i. Once a budget is put together, some items may need to be scaled back.
- 2. Contractors
  - D. The next step is to get the current and new sketches to 3-4 different contractors to get some idea of cost.
    - a. Complete within the next month and present to the owners.

*Motion was made by Brian Erley to proceed with the contractors, get cost estimates and put together a budget for the project. Karen Svetlic seconded, all were in favor and the motion was passed.*

## **VI. APPROVAL TO PROCEED WITH RENOVATION DRAWINGS**

- A. Presentation to Owners
  - 1. Put together a cover letter which will include information on the current maintenance issues, the cost of only doing the necessary maintenance issues versus the exterior remodel, explain the long term effects, history and other condominium exterior remodel examples and copies of the new schemes.
    - b. After packet is complete, the Board of Directors will need to approve prior to sending to the owners.
- B. Arapahoe Architects will begin contacting contractors immediately.
  - 1. The goal is to have a solid cost estimate prior to the annual meeting.
- C. The visibility of the complex is also key to the project.
- D. Brian Erley has a friend who is a graphic artist. He would like to have the Sawmill Creek logo re-worked at no cost to the association. Larry agreed it would be a good idea.

*Karen Svetlic wanted to say thank you to Great Western Lodging for all their hard work and budgeting and care they put into Sawmill Creek when the owners are not there. Larry Pithan said he appreciates the extra effort and time Great Western has put into this project.*

## **VII. ADJOURNMENT**

The meeting was adjourned at 9:50 am.