

**THE CORRAL AT BRECKENRIDGE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
October 21, 2015**

I. CALL THE MEETING TO ORDER

The Corral at Breckenridge Homeowner Association Board of Directors Meeting was called to order by Geoffrey Forman at 5:10 p.m.

Board members participating were:

Geoffrey Forman, President, 304E (via teleconf.)
CJ Milmoie, Secretary, 308E
Terry Lee, 202E (via teleconf.)
Bill Schwartzkopf, 108S (via teleconf.)
Tim Lawler, 102S (via teleconf.)

Representing Great Western Lodging (GWL) were Keith Kroepler, Brian Juchno and Leanne Hamilton. Erika Krainz of Summit Management Resources was recording secretary.

II. YEAR-END FINANCIALS

Keith Kroepler explained that the Reserve balance was preserved by using the year-end surplus to pay for several projects, including painting, numbering the garages, heat tape repairs and the Reserve Study. The Association ended the year with a \$2,067 loss. Leanne Hamilton said she sent the year-end reports to Lorri Heuck for review but has not heard back from her. Leanne was asked to send a summary of her discussion with Lorri about the year-end results after they meet.

III. SNOWMELT PROJECT PAYMENT/TIMELINE DISCUSSION

Brian Juchno would like to send a letter to the owners within the next few weeks. Owners will be able to pay in full anytime up to February 29, 2016. Owners who prefer to pay in the current fiscal year will need to send their payment by December 15, 2015. Payments received after December 15, 2015 will be recorded in the 2016 fiscal year. Geoffrey Forman suggested that owners be advised to consult with their accountant regarding the most advantageous timing for their individual payment. Owners will be expected to pay by check unless they make other arrangements. Leanne Hamilton said paying by check would be the easiest for her. The December statement will reflect the dues and the assessment. Brian Juchno will draft a letter and send it to Geoffrey Forman for review next week.

The concrete company has made final measurements. The mechanical engineer from Tolin has been on site. Brian Juchno will meet with Tolin next week to get firm numbers and will send the information to the Board. It will be a fixed price plus a contingency.

Any surplus can be used to seal the east and west walkways or make repairs to the driveway.

The start date in the contract will be the Monday after the ski area closes (April 18, 2016), weather permitting, but no later than May 1st. The project should be completed prior to the July 4th week.

IV. NEW BUSINESS

Terry Lee recognized Brian Juchno's staff for taking care of the leaves in the hallways.

Terry Lee asked if there had been any progress with the Town of Breckenridge regarding the area north of the Corral. Brian Juchno said he spoke to James Phelps from the Road and Bridge Department and he was not aware of any agreement. Brian recommended drafting a letter in the spring to the Town Planning Board and Open Space Committee. He thought the Town would be more willing to do something in the area if the Association provided a portion of the funding for the open space. The Town has numerous projects on their list and this one probably has low priority. Brian can get a cost estimate for reforesting the area. Brian felt the Association would benefit most from a path to keep people from walking through the property. Brian will talk to Mike Mosher, the head of Planning Commission, to get his thoughts on it and report back to the Board.

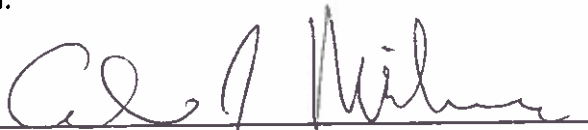
V. SET NEXT MEETING DATE

Brian Juchno will send out proposed dates for a Board Meeting the first or second week of February to review the status of the Special Assessment collections.

VI. ADJOURNMENT

CJ Milmoie made a motion to adjourn at 5:40 p.m. The motion was seconded and carried.

Approved By:



Board Member Signature

Cornelius Milmoie, Secretary

Date:

12/11/15