

**THE CORRAL AT BRECKENRIDGE HOMEOWNERS ASSOCIATION  
EXECUTIVE BOARD MEETING AGENDA  
8:00 AM, November 2, 2013  
Corral Office  
Breckenridge, Colorado**

**I. CALL TO ORDER**

**G. Forman**

**II. QUORUM DETERMINATION**

**Present:**

**G. Forman - Member**

**T. Lee - Member**

**C. Milmoie - Member**

**L. Hueck- Member**

**T. Lawler - Member**

**K. Martin – Member**

**R. Wilson -- Staff**

**III. SECRETARY’S REPORT**

**CJ Milmoie**

Approval of August, 2013 Minutes deferred until Management provides Board and Secretary a copy of the minutes.

**IV. TREASURER’S REPORT**

**L. Hueck**

Lorri Hueck reviewed Sept, 2013 Financials and Budget amended to correct error in August budget.

The HOA has retained a local CPA to take over financial functions.

Board members requested a report comparing FY2013 and FY 2012 actual financial results, and the FY2013 budget (and variance), Lorri’s goal is to provide a report that that people can pick up and understand and FY 2014 budget.

President Forman reported on the status of the Nelson litigation and recommended that Sandra Sleight and Lorri Hueck be authorized to pay the most recent legal fee.

The Board discussed insurance coverage and asked that Sandra Sleight provide a copy of the D&O policy covering directors.

The Board accepted Lorri Hueck's recommendation to conduct a study of the reserve fund.

Kirby Martin moved that the Board approve the Treasurer's Report. Geoffrey seconded the motion and it was passed by the Board.

## **V. OLD BUSINESS**

### **A. Bylaws and Declaration**

President Forman reported that he and Secretary CJ Milmoie had certified that the revised Bylaws and Declaration had been duly approved by the Board, the Homeowners, and the first mortgage lien holders.

### **B. Physical Plant and Radon tests**

Terry Lee and Rob Wilson led an extended discussion of repairs and improvements to the physical plant, including the boiler replacement, leak investigation, and snow melt system. The plan is to have all work done before the end of November. Terry Lee also reported on the Radon tests. No further testing is planned at this time

## **VI. NEW BUSINESS**

### **A. Property maintenance and Grounds update**

Rob Wilson reported on maintenance and grounds programs. The Board deferred action on exterior repainting until the spring meeting

### **B. Date of Next Board Meeting**

Upon the recommendation of President Forman, the Board scheduled the next regular meeting for April 19, 2014.

## **IX. ADJOURNMENT**

A motion to adjourn was made by Tim Lawler, seconded by Lorri Hueck, and passed at approximately 1 PM.