

**CORRAL AT BRECKENRIDGE HOMEOWNERS ASSOCIATION**

**BOARD MEETING MINUTES**

**8:00 AM, April 26, 2014**

**Corral Office**

**Breckenridge, Colorado**

**1. CALL TO ORDER**

**G. Forman**

**Present:**

G. Forman – President and Chair (by phone)

T. Lee - Member

C. Milmoie - Member

L. Heuck - Member

T. Lawler - Member

K. Martin –Member (by phone)

S. Slight - General Manager

R. Wilson – Staff

The Chair determined a quorum was present

**2. APPROVAL OF MINUTES**

**G. Forman**

The Chair noted the minutes of the November meeting had been approved.

**3. Financial Matters**

**L. Hueck**

Lorri Hueck reviewed March financials and FY to date and YE estimates.

Upon a motion duly made and seconded, the Board unanimously authorized L. Heuck to draw down \$25k from the line of credit

Lorri Heuck will prepare a demand note agreement between CAB and with a minimum monthly payment and reasonable interest rate

**4. Buildings and grounds**

**R. Wilson**

Rob Wilson reported on spring cleanup, grounds maintenance, landscaping, complex management, and projects.

The Board Requested that CAB prepare a request for proposals for a landscaping, including workscope, qualifications, insurance coverage, and cost. It should then present its choice to the HOA board for approval.

CAB will notify all owners that unless their garages are cleaned by a date certain, CAB will do it and charge the owner \$20.

CAB will prepare an action plan that will have Leak in snowmelt system reviewed with Tolin, back gate, hot tub, and zone heating work done before next winter, subject to available funds.

**5. Legal**

**G. Forman**

President Forman reported on the status of the Nelson litigation

Murray Bain gave a presentation to the Board on a compliance assessment and reserve study. The Board invited him to submit a proposal to perform the work to CAB.

Kirby Martin has recommended that changes be made in the composition of the HOA and CAB Boards to implement a legal opinion that the two entities operate on an arms-length basis. The board authorized review of the opinion, subject to approval of the Bain proposal.

**6. HOA liaison**

**S. Slights**

Sandra Slights proposed the Board establish a liaison between her and the Board. No action was taken.

**7. Next Meeting Date**

No date was set for the next Board meeting, but discussion favored more than one meeting before the Board meeting to be held on the day of the owners meeting, August 9. G. Forman, L. Heuck, and T. Lee have significant Corral and personal commitments that would make monthly meetings difficult. G. Forman will schedule the next meeting. Member discussion favored issuance of the meeting notice, agenda, and documents to be discussed at the meeting at least 2 weeks in advance.

Respectfully submitted,



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Cornelius J. Milmo, Secretary

July 16, 2014