

**MINUTES FROM CORRAL AT BRECKENRIDGE BOARD OF DIRECTORS**  
**MEETING ON April 27, 2013**

The meeting was called to order at approximately 8 PM EST by Geoffrey L. Forman, HOA President. Present was Lorri Hueck,, Don Newman and Terry Lee at the Corral and Geoffrey Forman and David Huttner via skype. Prior to the meeting Gene Malloy had submitted his resignation. Those present represented the requirement of a Quorum. Additionally, Iris Peterson and Darrell Carr were present.

Motion to Approve the Minutes from the March 12, 2013 meeting was made by Geoffrey and seconded by Lorri. It passed. There was no discussion.

**Financial Matters:** Iris had prepared for the meeting an unaudited version of the March financials. It was explained that due to the recent resignation of Mike and the recent hiring of Darrell, that there was an abundance of important work that she needed to handle that would normally have been spread around between several people, limiting her ability to complete a fully audited accounting. It was agreed that this matter would be tabled until we were able to hire a new bookkeeper and have discussions with our accounts.

**HVAC system.** Don gave a full report on the ongoing work to be performed by Tolin. Unfortunately there were a couple of delays due to parts not being received, however, some work was supposed to be performed the next week in the South Range. It was pointed out that certain work that needed to be performed in all 3 ranges needed to be completed before we could proceed with further studies to be performed by BGCE, our consulting firm. It was also noted that some tests were weather related so we needed to get the work done quickly.

**Battery and water Line issues:** Prior to the meeting, Don drafted resolutions to be reapproved for battery replacements in both garages and smoke alarms and water line replacements. It was pointed out that these items had been discussed in full at prior meetings and approved. Darrell was tasked with implementation immediately after a new vote was taken and approved for these procedures to be mandatory.

**Status of New Declaration and By Laws:** Geoffrey reported that he had sent answers to Wayne Browns most recent questions and hoped after stressing the need to get these completed that we would have them soon. Terry indicated there were a few matters he wanted to be sure Wayne was correcting, including the issue of parking. Terry indicated he would get in touch with Wayne to finalize these issues so we can get the task completed.

**Nelson Lawsuit:** Geoffrey reported that we had completed the forensic audit of our financials and a substantial amount of our computer backup wherein a wealth of emails were found to adding the our evidence already discovered to substantiate the Counterclaim against Nelson and a third party claim against Carlo and Sara Gambino and Cindy Nelson. The Counterclaim and third party Claim were filed on Thursday April 25<sup>th</sup>.

**Jonathan Unemployment Claim:** Geoffrey advised Jonathan filed an unemployment claim and that we had filed the appropriate response.

**Newsletter:** There was very little discussion about the Newsletter. David indicated we should change the Article on Radon. Based on David's recommendations, it was decided that Geoffrey and Iris would work to edit that Article in accordance with David's suggestions. The News lettr was approved for distribution after that change was made.

**CAB employee policies in accordance with HOA Contract:** Don indicated that there may be some changes necessary in the CAB contract with HOA with regards to employee job descriptions and work to be performed, It was determined that although there was a contract in place it was really a work in progress. Geoffrey and Don agreed that if there were any changes to be made that they could work together on the amendments in the future.

**New Business; Darrell brought to our attention that an icing issue in the South Range might be due to a heat tape issue, based on a discussion with our roofing contractor. After some discussion, based on this information, Darrell was tasked with the job of getting bids to perform the work that may be needed to correct the problem.**

**Next Meeting date: It was determined that the August 3, 2013 Homeowners meeting date would be the next official meeting date, however, it was left open that a special session could be required before that date.**

**Meeting was adjourned approximately 1:30 EDT.**