

THE CORRAL AT BRECKENRIDGE HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING
July 13, 2016

I. CALL THE MEETING TO ORDER

The Corral at Breckenridge Homeowner Association Board of Directors Meeting was called to order by Geoffrey Forman at 4:00 p.m.

Board members participating were:

Geoffrey Forman, President, 304E (via teleconf.)
Lori Heuck, Treasurer, 105E (via teleconf.)
Terry Lee, 202E
Bill Schwartzkopf, 108S (via teleconf.)

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

II. CONFERENCE ROOM RENTAL

There is a group that has expressed interest in renting the conference room. The Association would receive the rental fee of \$150/day less the cleaning cost. A suggestion was made to charge the cleaning fee in addition to the rental and to collect a security deposit. The kitchen can also be rented but guests are not allowed to cook on the stove since there is no ventilation. Rental of the space will be available to individual owners and other management companies. The Board authorized rental of the room.

III. 2016/2017 BUDGET

Geoffrey Forman noted that the telephone budget increased \$150. Brian Juchno said several lines were eliminated in an effort to reduce the cost but landlines are required for the fire alarm, gas line and elevators. Century Link has been asked to investigate the overage. Another provider will be providing a bid. Keith Kroepler added that this expense also appears to have been under-budgeted.

IV. SNOWMELT PROJECT

Brian discussed the snowmelt project. The project is approximately 90% complete. The financials for the project will not be available until after completion of the project, but it appears that there will be a savings.

V. ANNUAL MEETING PLANNING

The Annual Meeting will be held on August 13 at 9:00 a.m. There will be a catered breakfast instead of lunch and wine and cheese afterward.

VI. 104 SOUTH EMAIL

The son of the owner of Unit 104S sent solicitations by email to the other owners offering to provide rental management for their units. Terry Lee said the owner has violated Colorado law related to the use of owner email addresses for non-Association business. Geoffrey Forman will send a letter asking the owner's son to cease and desist.

VII. LANDSCAPING ISSUES

Terry Lee requested that some funds be allocated to enhance the landscaping this summer before the Annual Meeting. He noted that other properties managed by GWL spend about \$24,000 annually on landscaping. The other Board members were in favor of this project. The funding could be provided from the \$26,463 check from the insurance settlement or from a portion of the savings from the snowmelt project to avoid the need for a dues increase this year. Next year the budget could be increased 4% to provide funding for the landscaping.

Brian Juchno recommended hiring a landscape designer or architect to provide a professional plan with recommendations for drought and climate tolerant plants. He noted that there would need to be either an irrigation system or hand watering. With proper maintenance, the cost usually decreases after the first couple of years. Two past bids have been around \$20,000. The Board was in favor of having a landscaping plan created.

Brian Juchno noted that some shrubs will be planted to screen the utility boxes, the areas along the curbs that were damaged by the snowmelt system project will be revegetated and bark mulch put down in the xeriscape areas that were torn up.

Lori Heuck felt the Board should know where the Reserves stand before committing to a large expenditure. A report will be provided when Leanne Hamilton returns next week.

Brian Juchno will solicit landscaping bids this fall.

VIII. LITIGATION

Geoffrey Forman prepared an announcement to owners to be posted on the website about the finalization and conclusion of the Nelson litigation. He asked Brian Juchno to prepare a summary summarizing of the \$50,000 savings from the snowmelt project. Brian said he would discuss this at the Homeowner Meeting. The litigation information should be posted on the website and sent out to the owners electronically.

IX. ADJOURNMENT

Geoffrey Forman made a motion to adjourn at 5:30 p.m. The motion was seconded and carried.

Approved By: David Hunk
Board Member Signature

Date: 7/27/16