

**THE CORRAL AT BRECKENRIDGE HOMEOWNER ASSOCIATION
EXECUTIVE BOARD MEETING
August 11, 2018**

I. Call to Order & Roll Call

The Corral at Breckenridge Homeowner Association Executive Board Meeting was called to order by Geoffrey Forman at 12:00 p.m.

Board members participating were:

Geoffrey Forman, 304E

Kirk Haines, 204E

Michael Yura, 101W & 103W

Chris Rains, 303W

Bill Lake, 106S

Representing Great Western Lodging (GWL) were Ian Patterson, Justin Desola, Erin McGrain and Keith Kroepler. Andrea Kriegler of Summit Management Resources transcribed the minutes from recording.

II. Approval of Previous Meeting Minutes

Bill Lake motioned to approve the August 9, 2018 Board of Directors Meeting minutes as presented. Chris Rains seconded and the motion carried unanimously.

III. Election of Officers

Kirk Hanes motioned to elect Bill Lake for Treasurer. Geoffrey Forman seconded and the motion carried.

Bill Lake motioned to elect Kirk Hanes for President. Geoffrey Forman seconded and the motion carried.

Bill Lake motioned to elect Michael Yura for Vice President. Kirk Haines seconded and the motion carried.

Kirk Haines motioned to elect Chris Rains for Secretary. Geoffrey Forman seconded and the motion carried.

IV. New Business

Kirk Hanes stated that he will meet with Justin Desola to create a Board schedule for the upcoming year. He will also finalize the Reserve Study and close the books.

Ian Patterson, the new owner of GWL, made a presentation explaining his background and the new structure of the company. He stated that his job is to ensure that the Association and his company are protected and everything is documented.

Ian Patterson and Josh Marquis are the new owners of GWL. Justin Desola is the General Manager, Erin McGrain is the Assistant General Manager, and is responsible for the operations, daily activities and property management. Dan Allen is the Project Manager. Pete Vanderlinden oversees maintenance on the property. Ian stated that work flow is more efficient with the reorganization. He has contacts in Asia and will be working to bring business to Breckenridge. Ian stated that he wants what is best for the property owners and he is available to assist and advise. Currently, they are 79% ahead of where they were last year at the same time. Ian will still attend meetings, although Justin will be the lead contact.

Ian stated that the management fees have been lowered and that they no longer charge marketing and linen fees. Ian stays in different units and lets owners know what improvements should be made to attract more rentals. In the future, GWL will only take on management of new Associations that have a good location, quality units and office space. They would like their rental side growth to be at least 20 units a year. Aleks Matthews is their realtor on staff to develop this portion. Ian explained that GWL will keep costs down, quality high and will not nickel and dime their clients in order to be competitive. They will also contribute to capital improvements if they have enough rental revenue. Overall, Ian wants to create a partnership between GWL and the Association.

V. ADJOURNMENT

Bill Lake motioned to adjourn at 1:00 p.m. Kirk Hanes seconded and the motion carried.

Approved By: _____



Board Member Signature

KIRK D. HANES

Date: _____

AUGUST 31, 2018