

Breakaway West

Minutes of the September 7, 2021 Breakaway West Board of Directors Meeting

Location: Building 400 exercise room or dial in number, Breakaway West, Vail, CO

The meeting of the Breakaway West Board of Directors was called to order at 5PM/MT by the President, Andrew Cuomo. In attendance were board members Andrew Cuomo, Scott Payant, Chris Hagie, Erin Hadary, Steven Slater and Gail Avgeris, as well as Building Manager Steve Burns. Homeowners present were Mark Maglio, Eric Reumann, Bill Wright, Miles Carson, Andy Benefield and Jaime Appling.

MANAGER'S REPORT

Steve Burns reported that the pool heater has not been working since July 4, 2021. Parts have been ordered. The pool will be closed from September 16 to the 23, 2021 while Steve is out of town. One hot tub will be open.

There is corrosion on the inside of 50 year old pipes; pipes are rotting between walls. There has been damage in the 500 building and getting a plumber is difficult. Individual shutoffs for units have been failing, for remodeling let Steve know.

Parking is not bad; people are using the garages.

Ana is working on landscaping, deciding planting for next spring.

A window washing estimate: \$1,000 a building and \$1,000 for cleanup. This is to be discussed at the annual meeting since it is not in the budget.

300 building flat roof failures.

400 building roof has been redone.

500 building, replace flat roofs now, or spring?

300 building, get done this fall, \$12,000 - \$13,000. (40 year roof)

500 building boilers, up and running, will make it through this season.

Fall projects: Pool deck, gutters, drains, signs repainted.

PRESIDENT'S REPORT

The date for the annual meeting is October 16, 2021 at 5PM/MT.

Thanks to Steven Slater the new website is up and running! Andrew noted that those of the general public who need documents should not contact Christine for information. The use of the website will be on the agenda for the annual meeting. Steven stressed the importance of the correct naming of

documents to be posted on the website.

The update on the Halstead lawsuit is that he has filed an appeal with a new attorney as a stall tactic. Replacement of the pool deck railings and the waterproofing of the lawn above the garage will be discussed at the annual meeting. The feeling is that the deck was not meant to last this long and the replacement should not be delayed. Andrew said there is a need for a project grant that includes engineers and an architect. Proposals are needed.

TREASURER' REPORT

Scott Payant gave a detailed report of the 2021-22 Proposed Budget. Please refer to his email on 9/1/2021 to review the details. Andrew moved to approve the clean-up and dissolution of the renovation account as proposed by Scott. The motion was seconded by Steven Slater and passed unanimously by the board.

NEW BUSINESS

Mark Maglio recommended earlier construction and doing ½ the pool and ½ the lawn as soon as the mountain closes. There was a discussion about the reserves for each building and how they are used. Ana is doing a great job with the landscaping especially since the landscaping is under budgeted,

The meeting was adjourned at 6:30PM/MT

Respectfully submitted,

Gail Avgeris, Secretary