

## Breakaway West

Minutes of the July 26, 2022 Breakaway West Board of Directors Meeting

Location: Building 400 exercise room or zoom meeting, Breakaway West, Vail, CO

The meeting of the Breakaway West Board of Directors was called to order at 5:05PM/MT by the President, Andrew Cuomo. In attendance were board members Andrew Cuomo, Scott Payant, Chris Hagie and Gail Avgeris. as well as Complex Manager, Steve Burns. Homeowners present were Nora Wojcek, 433, Mark Maglio, 121 and David Simbandumwe, 222.

### MANAGER'S REPORT

Steve Burns reported that parking has been normal.

The pool and hot tub are functioning; the pool cover was fixed in May. The pool has been opened at 10am instead of 12am to accommodate residents.

300 building "flat" roofs have been completed, \$20,000.00 per roof.

500 building, 3 "flat" roofs need replacing, 4 are good up to 5 to 7 years.

A new contractor is needed for the bath fans, \$600 to \$1000 per fan, owner's expense.

Flat roof and garage drains are doing well.

Thank you to Ana for the beautiful flower arrangements!

We are now contracted with Vision Security for our alarm monitoring.

Scott Payant recommended painted lines for parking near the pool to save space. Steve will look into that.

### PRESIDENT'S REPORT

Andrew reported on the 3 phases of the pool project:

Design

TOV approval

Construction

The total estimate is \$20,000 for the three phases which does not include engineering.

Important to get architects on board for phase one, design.

Scott Payant recommended having an owner's representative, perhaps OAC can provide a proposal.

Andrew moved: Approve the hiring of Pierce Austin Architects to proceed with the first phase of the pool, deck and open space of the renovation. Chris Hagie seconded the motion; the motion passed.

Andrew reported that Mark Halstead has a contract to sell his two parking spaces, which is scheduled to close on August 2, 2022.

500 building boilers: R and H to do the work. Scott Payant moved to approve R and H Mechanical to replace the boilers and the heat boards in the 500 building, not to exceed \$165,000. Andrew Cuomo seconded the motion. The motion carried. Scott Payant stated that the 500 building has \$185,000 in reserves.

### TREASERER'S REPORT

Scott Payant reported that at the end of May there is a loss of \$25,000 due to various repairs as well as an increase in gas and insurance expenses.

Scott reported on the new state law regarding HOA collection procedures. Due to various changes the collection policy will need to be updated and sent to the attorney.

Andrew Cuomo moved to approve the changes in the collection procedures regarding delinquency of the first and second notice. Scott Payant seconded the motion, the motion passed.

### SECRETARY'S REPORT

Scott Payant moved to approve the minutes of the March 23, 2022 BOD meeting as presented and corrected. Andrew Cuomo seconded the motion. The motion passed and the minutes will be sent to Steven Slater to be posted on the website.

#### NEW BUSINESS

The next board meeting is scheduled for August 23, 2022 at 5:PM/MT

Installing air conditioning units will have to be added to the association rules as to what can be on a balcony, with units a certain size and the expense to the owner.

Storage cages in the owner's garage space will be a specific type of container and the owner's expense.

Scott Payant will contact Steven Slater regarding 2022 financial statements to be posted on the website.

Owners should anticipate an assessment this year.

The meeting was adjourned at 6:05 MT.

Respectfully submitted,

Gail Avgeris, Secretary