

Breakaway West

Minutes of the November 22,2022 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 by the Treasurer, Scott Payant at 5:15 PM/MT. Also in attendance were board members Chris Hagie, Mark Maglio, Gail Avgeris and Steven Slater, as well as Property Manager Steve Burns. Homeowners present were Jim and Martha Hockensmith and Ellen Dunkin.

ELECTION OF OFFICERS

Nominations:

President: Andrew Cuomo, accepted

Treasurer: Scott Payant, accepted

Secretary: Mark Maglio, accepted

Chris Hagie moved to elect the above officers, Gail Avgeris seconded the motion. The motion carried.

MANAGER'S REPORT

Steve Burns reported that the 500 building boilers are completed, except for painting which will be completed weather permitting.

The pool and the hot tubs are open.

Construction of the pool renovation is moving along positively.

PRESIDENT'S REPORT

Update on pool renovation:

1. Post tensioned tendon condition assessment: analyzing garage structure to make sure of what is put on top, pool, etc. Cost, \$16,000-24,000, additional.
2. Optional Service: existing reinforcement and concrete properties testing, \$8,000-12,000 additional.

Scott Payant moved that we agree that the proposal be sent to the Breakaway West attorneys and if there are no issues that Andrew Cuomo be given the authority to spend up to \$36,000 for the proposal. Mark Maglio seconded the motion; the motion passed.

TREASURER'S REPORT

Scott Payant reported on the recent financials which are posted on the website.

Scott Payant moved that the audit requirement to have financial statements audited for 2021-2022 be waved. Mark Maglio seconded the motion. The motion passed.

SECRETARY'S REPORT

Scott Payant moved to approve the minutes of the August 23, 2022 Board Meeting, with corrections.

Chris Hagie seconded the motion; the motion passed.

The minutes will be posted on the website.

SHORT TERM RENTAL REQUIREMENTS

Breakaway West is covered because Steve Burns is on sight.

NEW BUSINESS

Owner Ellen Dunkin questioned homeowners insurance regarding short term rentals. It was discussed that owners should consult their own insurance company to ensure they are adequately covered for short term rentals.

Mark Maglio expressed the importance of keeping homeowners informed of the pool renovation project, therefore he will post a monthly project update to the Breakaway West owners website. The next BOD meeting is scheduled for January 10, 2023 at 5PM/MT unless a meeting is needed before that date.

The meeting was adjourned at 6:15MT
Respectfully submitted,
Gail Avgeris, Secretary