

Breakaway West Board of Directors Meeting

April 10, 2023 @ 6:00PM MST

BOD Attendees:

President Andrew Cuomo – In Attendance

Treasurer Scott Payant – In Attendance

Secretary Mark Maglio - In Attendance

Director Chris Hagie – In Attendance

Director Steven Slater – In Attendance

Director Gail Avgeris – In Attendance

Property Manager Steve Burns – Absent

Owner Attendees:

Isabel Borman – Unit# 131

Mike Stein – Unit #421

Jim & Janette Vyduma - Unit #333

McLean – Unit #423

Bill Lisk – Unit #231

Call to Order at 6:01 PM by Andrew Cuomo

President's Report:

- Andrew motioned the board to approve the attorney letter stating their view on the allocation of expenses by the breakaway west owners. Scott seconded it. All board members approved, non-abstained. The motion was carried.
- Andrew discussed the preliminary exploratory work required for the garage structure which supports the pool/hot tub/common ground area prior to any work on the improvement to the pool/hot tub.
- Andrew asked owners for their input on how we would bill the owners for a special assessment. Scott Payant reviewed a reserve analysis in light of the pool deck pre-construction costs and current buildings reserves balances and recommended that the Board of Directors approved a special assessment in the amount of \$105,000 to be assessed \$7,000 against the 100/200 Building, \$61,000 against the 300 Building and \$37,000 against the 500 Building with no special assessment of the 400 Building or Garage units. Discussion ensued. Andrew moved to accept the recommendation with the special assessment to be paid in three payments for May, June, and July 2023. Chris seconded the motion. All board members voted to approve and the motion was carried.
- Mike Stein suggested that all owners could be assessed \$200-\$300 now monthly prior to the actual pool/hot tub project to ease the overall burden. Andrew stated that the

board discussed this and will have more information about the cost of the project after the preliminary exploratory work.

- The pool will remain open during the structural analysis phase. The grass area may be excavated this year to evaluate the garage roof structure.
- The actual upgrading of the pool deck surface, hot tubs and grass area will not commence until some time in 2024.

Manager's Report:

- No report

Secretary's Report:

- Mark will submit the previous meeting and this meeting's minutes to the board to approve.

Treasurer's Report:

New Business:

- No new business.

Meeting Adjourned at 6:24 PM MST

Respectfully submitted by Mark Maglio Secretary