

Breakaway West Board of Directors Meeting

August 15, 2023

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 – In Attendance

Owner Attendees:

Andy Kuyoth #514

Christina #412

Reumann

Call to Order at 5:01 PM by Andrew Cuomo

President's Report:

- Andrew reviewed the garage post tensioning rods investigation and repairs performed. The garage is sound for use but requires future repairs. The actual cost will not be determined until the repair process begins, since the damage won't be visible until then.
- Monthly inspections will be performed and submitted to the TOV until repairs commence.
- The repair process will not start until after the 2024 winter snow has melted. The repairs are being made to a Project Common Element so the costs to repair will be borne by all owners.
- The board agreed to schedule the owners meeting to be held on Saturday October 7th @ 10:00 MT. Mark will send out meeting invitation to all owners.

Manager's Report:

- Steve reported parking on weekends is full.
- Drains were jetted in various areas to clean low laying bellies and clogs. There were three backups recently which were probably caused by people using flushable wipes and excessive food.

Treasurer's Report:

- Scott reviewed the current fiscal year budget. All buildings have losses except the 500 building. The deficit is mostly due to increased heating, pool deck painting, snow removal and fire alarm expenses. We have spent more money than we collected in unappropriated owners' equity.
- Scott reviewed the proposed 2023/2024 budget and assessments per building.
- Andrew motioned to approve the budget, Steven seconded motion. All board members approved, and the motion was passed.

Secretary's Report:

- Mark stated we need to approve the board of directors' minutes from the previous meetings held on April 10, 2023, and March 21, 2023. Chris seconded the motion. All board members approved the motion, and the motion was passed.

New Business:

- No new business.

Meeting Adjourned at 5:52 PM MST.

Respectfully submitted by Mark Maglio Secretary