

Breakaway West Board of Directors Meeting

January 10, 2023

BOD Attendees:

President Andrew Cuomo - in attendance

Treasurer Scott Payant - in attendance

Secretary Mark Maglio - in attendance

Director Chris Hagie - absent

Director Steven Slater - absent

Director Gail Avgeris - in attendance

Property Manager Steve Burns – in attendance

Owner Attendees:

David Simbandumwe Unit # 222

Ron Johnson Unit #221

Call to Order at 5:05 PM

Manager's Report:

- Steve stated Vail has received lots of snow. He recommends roof shelving to prevent any freeze/thaw issues. The Board agreed. Scott Halsted roofing is the contractor that Steve Burns will hire to remove snow.
- Heat tape failed on 100 building. Steve will have Halstead repair that also while on property.
- Sprinkler inspection in 300/400 building passed. There are no sprinklers in the 100/200/500 buildings. The garage is 50 years old, and all 65 sprinkler heads need to be replaced. About \$3,500 in material, not including labor. Andrew stated that we also need exploratory garage work done for pool/open space project and we should wait till after that to repair sprinkler heads. The board agreed.
- All boilers working good except the 400 building. It has 2.5 boilers, only the one full size is working but heat is fine. It requires a new circuit board which should arrive this week.
- Steve is shoveling and plowing a lot of snow. Andrew stated we should also have snow removed from the pool deck.
- Scott asked about the pumps for the hot tubs not fully working. One pump does not provide enough pressure for the jets. Steve said they should be fixed by next week.

Presidents Report:

- Andrew stated that Scott received a concern about noise from the hot tubs from an owner in the 400 Building. The new hot tubs will be basically in the same location. Hot tub and pools close at 10:00PM. Mark mentioned we should add new signage after the pool is complete.
- Andrew stated the main item to discuss is the pool, hot tub, and open space redesign. After talking with the architect, we should get design review approval on Jan 18th. After that a bid and structural analysis will proceed. Bid packages will be distributed around February 15th. Projected target for budget review is March 24th. Projected start date is very fluid based upon previous tasks but is currently projected to be June 1st. Nedbo Construction does not have availability to do the work this year. Bids will go out to other contractors and Nedbo. Scott asked about the new pedestal system cost, Andrew said about \$70-\$80,000. Scott asked to look at current timing of the schedule. If the bids are back by the end of March/early April, we may be limited on payment options for special assessments under the current construction schedule. Mark asked for a range of cost, but Andrew stated we need to complete the design review before we can estimate the cost of the project.
- Andrew stated that there is a lot of discussion in Vail about Short Term Rental licenses. The new license requires every unit needs to have a fire extinguisher on every floor of their unit. Also, the individual STR license is required to be visible on the outside exterior of the unit. We have stucco and we will not allow it to be posted on stucco walls. Mark will call the town of Vail to confirm if we can post them in a binder for Steve Burns to hold as we have a 24/7 property manager on site.

Treasurer's Report:

- Scott stated the latest financials are through the end of October. YTD Net income is \$26K, budget is \$5K. Utilities, heating pool maintenance and trash are under budget primarily due to timing. Reserves \$180K in reserve. Reserves will be reduced by \$65K due to the final payment on the 500 Building boiler replacement.
- The 300 building has a negative \$7,500 reserve due to the final payment for the for the flat roof replacements, but it will be recovered by end of fiscal period.
- Andrew asked about the heating expense compared to last year. Scott said we are running 40% over YTD last year.

Secretary's Report:

- Gail stated we need to approve the board of directors' minutes from the November meeting. Steve motioned; Gail seconded. The motion passed with Andrew abstaining.

New Business:

- Gail asked if Steve Slater will still post to the Breakaway West web site. Mark said Steve and he had a zoom meeting to review how to post to the web site. Mark said they will

work together to post to web site. Scott stated to send Mark all documents to post, and he will work with Steve to post.

- Gail asked if the minutes from the August 23rd, 2022, meeting were posted, and I stated they are already posted to the web site.
- Andrew stated based upon the pool project schedule we should schedule a future board meeting. The project timeline was discussed, and the board agreed to hold the next meeting on February 7th @ 5:00PM MST.

Meeting Adjourned at 5:45PM MST

Respectfully submitted by Mark Maglio Secretary