

# **Breakaway West Board of Directors Meeting**

March 21, 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 – Absent

Director Gail Avgeris – In Attendance

Property Manager Steve Burns – In Attendance

## Owner Attendees:

None

Call to Order at 5:00 PM by Andrew Cuomo

## President's Report:

- Andrew stated the tension rod project will not start till May. Engineers don't want all the weight removed during their evaluation so we will keep pool open till end of ski season and close for May as usual.
- Due to the structural engineering work on the tension rods, we do not see the pool deck improvement occurring in 2023.
- HEXA bid to test 15 tension rods was discussed and Andrew motioned to approve the HEXA bid, Scott seconded it. The HEXA bid was approved by the board, no one was opposed.
- Andrew discussed that our attorney's opinion was that the garage and pool work is a general common element expense for the entire Breakaway West complex. The board discussed having the attorney draft a written resolution document explaining his position. Scott motioned for a formal opinion from the attorney as to how the structural evaluation cost would be allocated. Mark seconded it. The motion was approved by the board, no one was opposed.

## Manager's Report:

- Roof shoveling is completed.
- Parking is tight even on Mon through Wed.
- Andrew asked if there were any issues with noise or people breaking into the pool. Steve said he has had no issues.

Secretary's Report:

- Mark stated we need to approve the board of directors' minutes from the February 7<sup>th</sup>, 2023, meeting. Gail motioned to approve the minutes; Chris seconded. The motion was approved by the board, Andrew abstained as he was absent from the meeting, no objections. The minutes were passed.

Treasurer's Report:

- Scott reviewed the reserve analysis and special assessment spreadsheet. Scott suggested to hold a meeting to review the proposed spreadsheet with the owners. We will hold a meeting on Wednesday April 5<sup>th</sup> at 6:00PM to allow owners to attend and understand the replenishing of the reserve and special assessment for preconstruction of the pool project.
- Scott reviewed the current financials. We are halfway through the fiscal period and are approximately \$7,500 under budget at this point.
- Scott proposed to add Mark Maglio to the check signing as he is an officer. Andrew agreed and seconded the motion. The motion was approved by the board, no objections.

New Business:

- No new business.

Meeting Adjourned at 5:56 PM MST

Respectfully submitted by Mark Maglio Secretary