

Breakaway West Board of Directors Meeting

Tuesday November 19, 2024, at 5:00pm MT

AGENDA

1. Call to Order
 - a. BOD role call
2. Minutes
 - a. Approve meeting minutes from Monday August 19, 2024
3. Managers' report: Update on buildings and grounds
4. Presidents report: Review new Repair/Replace bid comparison from OAC
5. Treasurer Report: Discuss special assessment.
6. New Business
7. Adjournment

Call to order at 5:10 by Andrew Cuomo

BOD Attendees:

President Andrew Cuomo – In Attendance

Treasurer Scott Payant – In Attendance

Secretary Mark Maglio – In Attendance

Director Gail Avgeris – In Attendance

Director Chris Hagie – In Attendance

Director Steven Slater – In Attendance

Owners Present – Sara Watson #503, Denise #423, Andy Kuyoth #514, D Stein #421, Mollie Knapp #524, S Geoghan, Isabel Borman #131, Don ??, Steve DelVecchio, Kristen Boublik, Nora, Nancy Orsmond, Linda Jewell, Bill W, Scott Mclain #423, Betty Petrak #523,

Managers' Report – Steve Burns

1. All gutters cleaned, dead trees cut, boiler maintenance, contractor created a leak from #332 into #322 and is paying for repairs. The pool and hot tubs are open for use.
2. Andrew asked if there were any fire inspections. Steve stated the back flow test was successful. Fire inspections for three buildings in Nov 2024 and two buildings in April 2025.

Presidents Report

Andrew opened the discussion with the garage. Repairs have been done over the last year. Martin & Martin would not move forward with a repair option. OAC project manager reached out to twenty-two companies for bids and four replied. The least expensive bid was from AD Miller. There was some open discussion about the two phases. Phase 1 runs from 4/15/2025 through 12/1/2025. Andrew stated that

there was a full structural report completed and that was provided to the TOV. TOV and board agreed to monthly inspections which the HOA is doing. There have been no negative inspections. Once construction starts the pool, hot tubs and communal area will be unusable. There was discussion about the lack of parking during construction. Scott will investigate parking options during construction, including potential arrangements with Vail Run and the town of Vail.

Treasurers Report

1. Scott reviewed the reserve special assessment spreadsheet. He reviewed in detail the reserve analysis and the special assessment by unit.
2. Scot reviewed the current YTD budget to plan.
1. Andrew made a motion to approve the special assessment of \$4,588,000. The special assessment will be collected starting in Jan 2025 through August 2025. Chris seconded the motion. All board members approved, none opposed. The motion carried.
3. The next BOD meeting will be Dec 17th at 5:00 pm MT prior to the annual homeowners meeting.

Secretaries Report

2. Mark asked for a motion to approve the minutes from Aug 19th, 2024, meeting. Andrew motioned to approve the minutes. Steve seconded the motion. All board members approved, none opposed. The motion carried.
3. Homeowners meeting is scheduled for Dec 17th 6:00PM MT. Invites and proxies will be sent out.

New Business

1. Andrew reviewed the new requirement by the federal government for the transparency act. There is a deadline for all HOA board members to register by December 31, 2024. Currently there is discussion of an injunction, but nothing is finalized.

Andrew moved to adjourn the meeting at 6:46pm. Scott seconded it. The meeting was adjourned.