

Breakaway West Board of Directors Meeting

Monday August 19, 2024, at 5:00pm MT

AGENDA

1. Call to Order
 - a. BOD role call
2. Minutes
 - a. Approve meeting minutes from February 13, 2024
3. 2024/2025 Proposed Budget
 - a. Scott to present proposed budget
 - b. BOD to discuss.
4. Review the current status of the Garage/Pool/Common Area
 - a. OAC Bid analysis.
5. New Business
 - a. Mark Maglio - 1023 Lions Ridge Loop address signage
 - b. Mark Maglio - Possible additional parking at 1023 Lions Ridge Loop entrance
 - c. Ron Johnston - Unit #221 install door to deck
 - d. Steve Slater – Elevator
 - e. Additional requests/discussion
6. Adjournment

Call to order at 5:15 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

Managers' Report

1. The hot tub circulation pump was replaced.
2. One additional parking space will not fit at 1023 Lions Ridge Loop entrance. TOV has a 10' easement.
3. Parking is full on the weekends.

Presidents Report

1. Andrew and Scott reviewed the Policy for Procedures for Unpaid Assessments and Registration of owner's email and phone number. Discussion was held.
2. Andrew asked for a motion to approve the Policy for Procedures for Unpaid Assessments. Scott made a motion to approve, Mark seconded the motion. All board members approved, non-opposed. The motion was carried.
3. Andrew asked for a motion to approve the Registration of the owner's email and phone number. Steven made a motion to approve, Scott seconded the motion. All board members approved, non-opposed. The motion was carried.

Treasurers Report

1. Scott reviewed changes to the cash disbursement policy. Andrew made a motion to approve the new process, Steven seconded the motion. All board members approved, non-opposed. The motion was carried.
2. Scott reviewed the proposed 2024/2025 proposed budget and summary notes. Discussion was held. Andrew motioned to approve the budget. Steven seconded the motion. All board members approved, non-opposed. The motion was carried.
3. Scott requested to wave the annual audit to next year as we were audited last year. Scott made a motion to wave the annual audit. Steven seconded the motion. All board members approved, non-opposed. The motion was carried.

Secretaries Report

1. Mark asked for a motion to approve the minutes from Feb 13th, 2024, meeting. Scott motioned to approve the minutes. Andrew seconded the motion. All board members approved, non-opposed. The motion was carried.

Pool/Garage/Common area

Andrew reviewed the most recent engineering report from Martin and Martin engineering company. They advised the Board against the repair option. The BOD asked OAC our project management company to seek another engineering firm's evaluation for Repair/Replace.

OAC has put the project out to bid to 15 contractors for our bid comparison. To date they have received limited responses. They will continue to seek bids for the project.

New Business

- a. Mark Maglio - 1023 Lions Ridge Loop address signage. Mark asked if the board could purchase and install an address sign for 1023 & 993 Lions Ridge Loop and adhere it to the side of the dumpster. Discussion was held. Steve B will evaluate installing a sign in the planter box on Lions Ridge Loop parking lot entrance.
- b. Mark Maglio - Possible additional parking at 1023 Lions Ridge Loop entrance. TOV has a 10' mandated green space, so that would leave only 8' width which is not enough to add a parking space. In addition, there is a living Aspen tree and Pine tree which we decided we would not remove. This initiative will require further discussion.
- c. Ron Johnston - Unit #221 install door to deck. Ron explained his request to install a door from his kitchen to his deck similar to two other condos. The BOD approved his request.

- d. Steve Slater – Steve stated the elevator is shaky at the 4th floor. Steve B. stated the elevator company was on property last week and certified the elevator. Steve also stated if we decided to make any changes to the elevator the association would need to be ADA compliant and would require a new shaft and base. Steve B will have the elevator company come back to inspect the shaky 4th floor.

The board decided to hold the next BOD meeting on Monday September 30th at 5:00MT.

Andrew moved to adjourn the meeting at 6:23pm