

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
August 6th, 2020
Teleconference
3:30 p.m.

Board Members Present:

Tara Closky
Karen Perez
Lisa Byther
Carlos Molina
Joe Greco

Owners Present:

Shelley Gill
Krista Baumgartner
Greg McGinnis

Management Present:

Abel Vega

Karen called the meeting to order at 3:34PM.

Review/Approve Board Meeting Minutes

Karen stated she had one change to the minutes that she will submit via email.

Old/New Business

VMC Items

Abel discussed his duties at Brooktree and stated the current grass cutting and weed whacking that he is doing is being done as a bridge until a new caretaker is found. Abel recommended a full-time landscaping company assist with landscaping if additional or extended work is needed.

Caretaker Update

Karen stated the Board hopes to have an update soon as interviews are taking place this week.

Discuss invoices from APEX

Joe stated that the first invoice is for the work done on the A & B-buildings. Joe stated that during this work APEX workers had cut into wires that caused the alarm panel to be replaced. Joe asked if the association should pay the invoices or hold them accountable for the new panel costs. Karen moved the Board get the final cost of the panel replacement and deduct this cost from the invoices sent by APEX. Joe second. All were in favor.

Joe stated the second invoice is for 11-months of monitoring after the termination of the APEX service agreement. Joe continued by stating APEX terminated service and service

was not provided during this time. Karen stated she would like to include this information in the dispute along with their email also stating they were no longer monitoring.

Discuss Capital Reserves

Joe provided a status update as he has been reconciling the reserves over all capital projects that were done. Joe explained a spread sheet that was shared with the Board members. Joe stated the owners will need to decide where they would like excess funds to be deposited at the Annual Meeting. Joe stated John Cona helped to create a Reserve Study. Carlos recommended that sprinklers be added to the Reserve Study.

Joe Greco departed meeting.

Paint Update

Karen stated the Board has asked BluSky to complete the work on the covered stair wells and are currently in dispute on the scope of work provided by them. BluSky has since stated that they will no longer be completing the job and the Board has been seeking bids from other companies since. Karen stated that the painting bid from BluSky was too high. Karen included that the Board would have liked to have used one company for all the work but have since hired Jace Management to complete the painting, stucco work and balcony repairs. Carlos stated he will draft a letter to address the owners. Karen stated the work will start with A-building and continue to D-C-B and owners should expect 10-days start to finish for the painting for each building. Karen stated that color swatches were applied to B-building and the colors were lighter than anticipated. Windows and door trims will match mansards per Town of Vail DRB direction. Karen stated if the Board approves the change order from Jace Management for the stairwells, they can start work soon. This would include the remaining BluSky punch list items. Karen moved to approved Jace Management to move forward with the optional work on Exhibit B which includes stairwell framing, siding, roof install, electrician for a total of \$36,346. Carlos second. All were in favor.

Annual Meeting

Shelley Gill asked when the Annual Meeting will be held. Karen and the Board discussed possible dates in September or October for the 2020 Annual Meeting date.

VMC Lock out Assistance

Krista Baumgartner asked about lock out assistance and what is VMC's role with this. Abel stated that lock out assistance is not a service that we offer. Karen included that the Brooktree Rules & Regulations also state that owners should contact a locksmith in the event that they are locked out of their unit.

Next meeting will be TBD.

Meeting adjourned at 4:58pm.