

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
February 4th, 2021
Teleconference
3:30 p.m.

Board Members Present:

Karen Perez
Tara Closky
Carlos Molina
Lisa Byther
Brent Black

Caretaker Present:

Josef Lehner

Management Present:

Abel Vega
Steve MacDonald
Matt Debus

Karen called the meeting to order at 3:38PM.

Review/Approve Board Meeting Minutes

Brent moved to approve the 01.07.21 meeting minutes. Tara second. Karen exempted from voting. The motion was approved. Tara asked about the meeting schedule going forward. Karen stated the Board will maintain monthly meetings until further notice.

Old Business

VMC Items

Abel stated there have been little violations recently, Josef is also doing a great job keeping up with shoveling and the spreading cinders. The plowing in the parking lot has also looked good and there have not been any complaints for plowing, snow removal or shoveling.

Caretaker Update

Josef stated there have been parking issues with tenants and their use of more than one space. Karen stated commercial vehicles are also not allowed. Karen also stated that there has been an issue with vehicles pulling all the way forward into their spaces making it hard for the snowplow driver to clear the lot. Josef asked if the Board would still like a center line rope and parking flags for the center parking spaces. Karen stated that the Board approved the rope barriers, and they should arrive in the next week.

New Business

Roof & Roof Drain Heat Tape Update

Matt stated two leaks were found recently. The first leak affected the caretaker unit and was resolved by Turner Morris. D222 also experienced a leak suspected of coming from the roof

drain. PSI Plumbing televised the roof drain line. They found that the drain line does not come near unit D222 and was not compromised. Horn Bros. also inspected the roof and could not find a leak. Matt stated the leak that affected unit D222 may have been from spilled water from the unit above. Tara asked if snow melt could re-start the leak. Matt stated the unit was found to be dry with snow melt. Tara also asked Brent if he was still seeing water on his windows and Brent replied with no.

Cinders for Parking Lot

Abel asked if the Board would like to approve additional cinder barrel locations and the ordering of more cinders. Karen stated slippery areas are safety concerns and more cinders should be purchased. The Board approved the purchase of cinders and two barrels that will be used to store cinders by both the dumpster shed and by the C & D-stairwell. Matt stated the original cinder barrel was repaired as well.

Center Line Ropes for Parking Lot

Karen stated the snowplow driver has had issues with plowing due to parking. The Board has approved the purchase and use of center line ropes and parking flags to designate the center parking spaces. They will be moved for plowing. Karen stated that due to the recent snowplowing, she believes snow removal can be postponed for another week or so. VMC will notify owners when the parking lot is scheduled for snow removal.

BluSky Update

Karen stated the Board has gone through mediation with BluSky and have come to a settlement agreement. The BluSky agreement has been signed and processed. The association is now just waiting for recorded lien releases. An email will be sent to notify owners. Unfortunately, it was found that Jace Management did not pay their subcontractors and have breached their contract with Brooktree. Karen stated Jace Management had signed a contract stating Jace Management will use employees of Jace and will not use subcontractors for the contracted work. Various subcontractors of Jace Management have filed a lien on the Brooktree common element areas. Karen stated the lien was filed too late and is considered an invalid or improper lien as Brooktree never had a contract with any subcontractors that worked with Jace Management. The Board can assist owners that are having trouble with refinancing or selling their unit. Karen stated an email will be sent to all owners notifying them of this information as well. Karen stated there is one electrical item left to be closed out with the Town of Vail. Karen stated the issue is with the security lights that have been installed are not dark sky fixtures and Mike Monaco may have to change these fixtures to comply. Karen stated Mike Monaco terminated a live wire that was shorting the A-building stairwell lights. Josef stated he believe they are now working correctly.

Speed Bump, Drainage & Parking Lot Stripping

Karen stated they were not able to get to the speed bump or the parking lot stripping last year. Carlos stated Matt recommended some sort of drainage be made to redirect water from Sandstone Park runoff to the creek when the speed bump is installed. This would help with stopping the North facing lower units of C-building from possibly flooding when pumping the pit in this area and re-directing water with the speed bump.

Hose Bids for External Faucets

Matt stated the Eagle River Water & Sanitation District has required back flow testing for Brooktree. ERWSD also requested that backflow prevention devices be added to all external faucets. Matt was able to find a simple solution of installing back flow devices on all exterior faucets. Carlos stated water is dripping from a faucet on D-building. Karen also stated a faucet near A101 is not working as well. Matt offered two solutions for this faucet of either repairing the faucet or capping the faucet. Karen requested that these faucets be repaired.

Parking

Brent stated there are issues with how residents are parking. Karen stated VMC will send a notice when the parking barriers are installed as there will be repercussions for incorrectly parked vehicles.

Snowblower Battery

Josef asked for approval to purchase an additional batter for the snowblower. This would allow him to have more battery life to clear more snow. Carlos stated the price of the battery is within is preapproved spending limit. Josef stated he will purchase an additional battery and get more ice melt as well.

Next meeting will be March 4th, 2021 at 3:30pm.

Karen moved to adjourn the meeting. Tara second. All were in favor. Meeting adjourned at 4:23pm.