

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
April 6th, 2021
Teleconference
3:30 p.m.

Board Members Present:

Karen Perez
Tara Closky
Carlos Molina

Owners Present:

Greg McGinnis
Joe Greco
Len Loudis

Management Present:

Abel Vega
Matt Debus

Karen Perez called the meeting to order at 3:35PM.

Approval of Last Meeting Minutes

Carlos Molina moved to approve the last meeting minutes. Tara Closky second. All were in favor.

VMC Report

Abel Vega stated asphalt bids have been shared with the Board. Carlos Molina would like asphalt done by May if possible. Karen Perez requested that the parking lot be restriped to include the original 48 parking spaces. Karen Perez moved to approve the Mountain Maintenance bid with including the restriping of 48 total parking spaces. Carlos Molina second. All were in favor. Carlos Molina asked if Mountain Maintenance could help with installing a drainage at the entrance of the parking lot. Matt Debus stated an engineer will most likely be needed for this work.

Old/New Business

Gutters

Carlos Molina stated the Board is considering installing a gutter by the C-building stairwell. Karen Perez stated the gutter plans went away after the roofs went to a vertical design as requested by the Town of Vail DRB. Water is draining from the stairwell roof scupper onto the walkway. There are two scuppers for the stairwell roof. Joe Greco recommended closing the one scupper that leads to the walkway. Carlos Molina & Tara Closky requested a gutter be installed instead. Joe Greco recommended a u-shaped gutter with a downspout and installing heat tape at a later date.

Roof Drains & Concrete

Abel Vega stated the roof drain by D120 is still causing puddles by the stairs in this area. Tara Closky requested the drain lead all the way to the grass past the stairs. Abel Vega stated

this may present a tripping hazard and recommended the drain be directed through the concrete stairs when the concrete in this area is redone. The Board will need to review how much concrete needs to be replaced and will discuss further.

Dark Sky Compliant Lighting

Karen Perez stated Lisa Byther has been working the Town of Vail DRB who stated any recently replaced exterior lighting needs to be directed straight to the ground and dark sky compliant. Carlos Molina is set to inspect the lights to ensure they are dark sky compliant.

Apex Update

Joe Greco stated he was working with Apex on a settlement for the alarm repairs. Apex is willing to review an offer from Brooktree. Brooktree currently has four total invoices for counter claims that will be reflected in the offer to Apex. Karen Perez moved that Joe Greco is approved to move forward with offering Apex up to half of the A & B-building repair costs as a settlement. Tara Closky second. All were in favor.

Washers & Dryers

Tara Closky stated replacement washers and dryers are less expensive on Amazon with the understanding that the Board will need to determine how the washers and dryers are installed and how the old machines will be removed.

Sandstone Park Bridge

Karen Perez stated Sandstone Park is looking to renegotiate the easement and maintenance agreement for the bridge. Brooktree is not obligated to do so. Sandstone Park is looking to make Brooktree responsible for the bridge study costs and the costs of any recommended repairs. Karen Perez stated she attempted to speak with the Sandstone Park's Board President but was instead referred to their legal counsel.

A102 Asbestos Issue

Karen Perez stated A102 has found asbestos in their unit. The owners of A102 chose to not go through the claims process that the Board provided to owners. The owners of A102 also allowed their tenants to re-enter the unit causing more damage than what was originally determined. The owners of A102 are now suing Brooktree for repairs and loss of rental income. The Board is currently seeking legal advice on how to move forward. Multiple owners had similar damage due to work done by BluSky and followed the process provided by the Board. The issue was determined to be a BluSky issue, who also assisted with repairs for other owners, and A102 is the only unit to not follow the provided procedure to schedule any needed repairs.

Potential Subcontractor Lien Update

Len Loudis asked if there are any assessments scheduled for the future due to the liens. Karen Perez stated the Board does not anticipate future special assessments.

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

Karen Perez moved to adjourn the meeting. Joe Greco second. All were in favor. Meeting adjourned at 5:03pm.