

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
May 5th, 2021
Teleconference
3:30 p.m.

Board Members Present:

Karen Perez
Brent Black
Tara Closky
Lisa Byther

Caretaker Present:

Josef Lehner

Owners Present:

Greg McGinnis

Management Present:

Abel Vega

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

Caretaker Report

Josef Lehner stated that he has been cleaning up and arranging the rocks around the mulch areas. Josef asked if he could replace the mulch around property and asked for recommendations on where to find free mulch or approval to buy mulch. Karen Perez stated that if Josef cannot acquire any free mulch provided by the Town of Vail the Board will help Josef with purchasing mulch for the property. Josef stated he has also entered all C & D-building units that provided permission to check for leaks and will make a list of any remaining units. 116D and 220D were both noted to have a leak that was repaired.

VMC Report

Abel Vega stated a walk through was done at the end of last week. Improvements to the landscaping was noted, sent notice to owner of 120D for dog waste bags on balcony, and only issue noted was roof drain near 120D is affecting the concrete stairs in this area. Abel Vega asked for clarification on the areas where concrete will be replaced and will work with Carlos Molina in getting needed information for bids. Abel Vega stated Jon Cona suggested all four roofs be inspected and a report be provided to satisfy the insurance requirements that were received earlier this year. Karen Perez asked Abel to contact Horn Bros. Roofing to schedule an inspection.

Old/New Business

Dark Sky Compliant Lighting Update

Lisa Byther stated that she will be up this week to inspect as many lights as she can access. Brent Black stated he will assist with any remaining lights at the end of the week.

Fire Marshal Inspection Report

Josef Lehner stated that he will purchase the address numbers. Brent Black was unclear as to what else was needed to satisfy the Fire Marshal's Inspection requirements for building identification. Abel Vega stated he will contract the Fire Marshal for clarification. Josef Lehner asked for guidance on storing flammable materials like paint and gas cans. Karen Perez stated the Board will discuss a temporary staging area until a shed or fireproof cabinet can be purchased and approved by the Town of Vail DRB if needed. Brent Black stated he will assist with mounting the fire extinguisher boxes this week. Abel Vega recommended checking with Airi & AB Financial to see if the association was billed for fire extinguisher inspections. Karen Perez stated she will follow up with Airi. Abel Vega stated that a hard copy key will be needed for the lock box. Karen Perez stated she will see if she has a copy and will share with VMC to have placed in Fire Department's Knox box. Abel Vega stated Matt Debus has contacted Dimant Technologies for additional fire panel keys for the Knox box as well.

A102 Asbestos Issue

Karen Perez stated a committee was formed which includes Greg McInnis and the Board will be discussing further in an executive session.

Washers & Dryers

Tara Closky stated that the replacement washers & dryers are in the process of being purchased and shipping information should be received shortly.

Sandstone Park Bridge

Karen Perez stated there has not been a response from Sandstone Park & their attorney. No update currently.

Paving Approach to Bridge

Karen Perez stated that the Board will not be moving forward with additional work and will not need a bid for the approach to the bridge.

Dryer Vents

Karen Perez asked VMC to update bid for dryer vent repairs. Abel Vega will follow up with an updated bid as soon as it is received.

Next meeting will be June 1st, 2021 at 3:30pm.

**Karen Perez moved to adjourn the meeting. Brent Black second. All were in favor.
Meeting adjourned at 4:20pm.**