

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
October 1st, 2020
Teleconference
3:30 p.m.

Board Members Present:

Tara Closky
Karen Perez
Lisa Byther
Carlos Molina
Joe Greco

Owners Present:

Greg McGinnis

Caretaker Present:

Josef Lehner

Management Present:

Abel Vega

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

Review/Approve Board Meeting Minutes

Karen moved to approve the last meeting minutes. Carlos second. All were in favor.

Old/New Business

VMC Items

Abel stated the First Bank laundry coin deposit account has been changed and laundry coins will now be deposited into a new Alpine Bank account per the direction of AB Financial. Abel has shared a working file that includes the Annual meeting package information. Joe stated he will be providing the financial package to be included in the information shared with owners. Abel stated he will have the full Annual meeting package mailed and emailed to owners once completed.

Caretaker Update

Josef stated he completed the landscaping on the hill below Vail View Dr., cleaning A-building stairwell, and fireplace inspections. Carlos asked about the status of the fireplace reports. Lisa stated the contractor will be emailing them to her and she will share with the Board. Josef asked for approval to clear out the gardens around the property. Karen provided approval.

Construction Update

Karen stated Jace Management is still onsite and scheduled to meet with the Town of Vail for stucco inspection. Jace Management is on scheduled to be finished by next week

Tuesday. Double Diamond has been hired to complete the interior work for the remaining five units that received damage from burst pipes, window install or roof work. Karen also stated the Town of Vail responded to the stairwells stating the new code is in effect. Three roofs, two at D-building and one between A&B-building, will need to be updated to the Class A code. The other three roofs will not need to be brought up to current code. The cost for this change is estimated to be \$1,700 per stairwell roof change order which will need to be approved by the Board. Karen moved to allocate the funds of \$1,700 per roof with the approval of John Cona. Carlos second. All were in favor.

Karen stated that BluSky issued a lien on the units and the common elements. The Board is seeking advice and working with a title company, Alpine Bank on details for a letter of credit for the collateral, and any other options that are available to the association.

Fireplace Inspections

Lisa stated fireplace inspections have been scheduled for September 24th & 25th with Summit

Next meeting will be November 5th, 2020.

Meeting adjourned at 4:38pm.