

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
Tuesday, August 3rd, 2021
Teleconference
3:30 p.m.

Board Members Present:

Karen Perez
Brent Black
Tara Closky
Lisa Byther
Carlos Molina

Caretaker Present:

Josef Lehner

Owners Present:

Joe Greco

Management Present:

Abel Vega

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

Caretaker Report

Josef Lehner stated he has noticed some dark spots while walking the property at night and has installed solar lights as needed. Still laying mulch while also planting flowers. There is a metal stair on the staircase to Vail View Dr. that will be repaired after the meeting.

VMC Report

211B Leak

Abel Vega stated there was notice of a leak in 211B which he wasn't not aware of. Tara Closky clarified the leak was in 214C. Abel Vega stated he will have someone inspect the leak and Josef Lehner stated he will inspect as well.

103A Rule Violation

Karen Perez asked if 103A was notified for the cable going to the second-floor window. Abel Vega stated they were notified. Abel will call the owners of 103A and discuss future fines as the cable is still there.

Fireplace Inspections

Abel Vega asked for clarification on chimney cleaning process. Lisa Byther will confirm pricing and inform Abel via email.

Shaw Electric Bid

Abel Vega will provide an update bid from Shaw Electric for installing one emergency light with a battery back up for the laundry area entry.

Vail Valley Gutter Bid Update

Abel Vega stated he spoke with Vail Valley Gutter, and they stated a permit was not needed to do gutter work. Karen Perez moved to approve Vail Valley Gutter bid. Brent Black second. All were in favor.

Dimant CO2 Detector Replacement Bid

Karen Perez stated a bid was received showing costs of \$200 per detector that is replaced. Research confirmed this is the actual cost for this work. Board is considering rebidding this work.

Coin/Card Readers for New Laundry Machines

Tara Closky stated she has not received an update on the coin and card readers for the new laundry machines.

Old/New Business**New Additional Caretaker**

Karen Perez stated the Board has hired the onsite caretaker, Josef Lehner's girlfriend, Kirstie Cantwell, as an additional caretaker for the association. VMC will notify the owners.

113C Sale Inspection Requirement

Joe Greco stated that he has listed his unit for sale and a recent buyers inspection showed that the exterior bedroom window requires a 6-inch clearance from the ground.

Next meeting will be September 7th, 2021 at 3:30pm.

**Karen Perez moved to adjourn the meeting. Brent Black second. All were in favor.
Meeting adjourned at 4:39pm.**