

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

Board Members Present:

Karen Perez
Tara Closky
Lisa Byther
Carlos Molina
Brent Black

Management Present:

Abel Vega

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

VMC Report & Rule Violations

Abel Vega stated 121D has been notified of work being done on the patio. Karen Perez and Carlos Molina asked that 115C be asked to remove construction lockers on patio. Tara Closky asked about the status of satellite dishes being removed from the building. Abel Vega stated we received one response from an owner stating that their dish has been removed. Karen Perez stated the others will be considered abandoned, removed and disposed of. Karen Perez asked the status of the 102A records request. Abel Vega stated he will have this information sent to the Board this week.

Old/New Business

111B Deck Color

Karen Perez stated the Board has approved the deck Board color and will share the correct color with the owner.

B-building Roof

Abel Vega stated Horn Bros. was onsite today. Karen Perez stated Horn Bros. stopped work last week due to weather and hope to finish by tomorrow. Currently waiting for a bid to re-roof the mini roofs, working on determining which product to use for this application.

A-building Roof

Karen Perez stated Horn Bros. has provided a bid to replace the A-building roof which came to a total of approximately \$74,000.00. The estimated time for this project would be Spring of 2022. Tara Closky asked what the possibility is of having the A-building roof replaced this fall. Karen Perez stated she will check with Horn Bros.' availability. Carlos Molina stated the bid received from Horn Bros. for the A-building roof bid came in \$20,000 under what was budgeted. Karen Perez moved to approve the Horn Bros. roof bid for the A-building roof replacement. Carlos Molina second. All were in favor.

Heat Tape

Karen Perez stated the Board is currently waiting for a final bid which should be received today. This will include the heat tape and the change from 110v to 220v outlets for the heat tape.

Dimant CO2 Detector Replacement

Carlos Molina stated the existing detectors need to be replaced as they are not code compliant. Brent Black stated he will check to see if previously replaced detectors will need to be replaced as well. Karen Perez stated Dimant is available to perform this work on October 24th. Karen Perez moved to accept the Dimant Bid#430 for the replacement of CO2 detectors. Carlos Molina second. All were in favor.

Gutters

Karen Perez asked Abel Vega to get updated timing for gutter installation.

Insurance

Karen Perez asked for recommendation on REHIA or Mountain West's insurance proposal. Carlos Molina recommends REHIA. Karen Perez concerned with possible gaps in coverage. Abel Vega stated he will clarify with the agent from REHIA and look to have any additional questions answered. Carlos Molina requested a conference call with the REHIA agent. Abel Vega stated he will help arrange a conference call.

Snow Removal

Karen Perez stated the cost is the same as last year. Carlos Molina moved to accept the bid from Vail Valley Snow Removal. Tara Closky second. All were in favor.

Trees

Brent Black stated there is an aspen tree between the B & D-buildings that looks dead. Abel Vega recommend Old Growth Tree Service to determine the health of the tree and Eager Beaver Tree Service to remove the tree if needed. Brent Black stated he will share pictures with the Board who will determine how they would like to move forward.

Next meeting will be November 2nd, 2021 at 3:30pm.

**Karen Perez moved to adjourn the meeting. Carlos Molina second. All were in favor.
Meeting adjourned at 4:36pm.**