

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
Tuesday, November 2nd, 2021
Teleconference
3:30 p.m.

Board Members Present:

Karen Perez
Tara Closky
Lisa Byther
Brent Black
Todd Graden

Owners Present:

Carlos Molina

Caretaker Present:

Josef Lehner

Management Present:

Abel Vega

Karen Perez called the meeting to order at 3:33PM.

Election of Officers

Brent Black nominated Karen Perez for President. Lisa Byther second. All were in favor. Carlos Molina provided details of Treasurer position. Brent Black volunteered for the treasurer position. Lisa Byther Volunteered for the Secretary position. Tara Closky volunteered for the Member at Large position. Todd Graden volunteered for the Vice President position. Karen Perez moved to accept the slate of officers as they have been appointed. Tara Closky second. All were in favor.

Old/New Business

Caretaker Update

Josef Lehner stated he found an electrical panel that was left open. Abel Vega stated the panel was opened by our staff who found an failed GFI and an electrician will be needed to repair. Karen Perez ask VMC to see if Shaw Electric is available for this repair and the Board will check the availability for Mike Monaco and Native Electric. Josef Lehner stated he is waiting for ice melt to be delivered and currently has enough cinders. Josef also requested more ink for the office printer and Karen Perez stated he has permission to purchase more ink.

VMC Update

Abel Vega stated 115C has removed all but one storage box which was permitted by the Board. 110B still has a baby gate being stored on their patio, a follow up email and voicemail was left for the owner. It was found that 113C has a propane firepit on their patio. Karen Perez stated this is not permitted. Abel Vega will inform owner.

Gutters

Abel Vega stated the gutters were installed. Carlos Molina stated he notified the gutter workers that there was a leak at the gutter over the C-building stairwell. Abel Vega stated he will check on the gutter status with Vail Valley Gutters.

Annual Meeting Debrief

Karen Perez asked Brent Black to follow up with Kevin Rice on what help he can provide with refinancing the construction line of credit. Tara Closky stated she will compile a letter to owners when they have refinancing options to present.

A-building Heat Tape & Roof Replacement

Karen Perez stated Mike Monaco will be installing the new heat tape on the A-building and will work with Horn Bros. on timing the install. Horn Bros. will be starting on A-building roof replacement starting on Thursday, November 11th.

Future Board Meeting Dates

Tara Closky said it will be difficult for some Board members to make the 3:30pm meeting time. Meetings will be moved to noon on the 1st and 3rd Tuesdays of the month. Abel Vega will notify owners.

Next meeting will be December 7th, 2021 at 12:00pm.

Karen Perez moved to move the meeting into an Executive Session. Lisa Byther second. All were in favor. Meeting moved into an executive session at 4:25pm.