

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
Tuesday, December 7th, 2021
Teleconference
12:00 p.m.

Board Members Present:

Karen Perez
Tara Closky
Brent Black

Caretaker Present:

Orlando Torres

Management Present:

Abel Vega
Sean Reynolds

Karen Perez called the meeting to order at 12:05PM.

VMC Update

Abel Vega stated 120D will be notified for a trash bag on the patio of their unit. 109B has removed their wood burning fire pit from the patio. Karen Perez stated VMC has approval to directly initiate maintenance repairs that are under \$2,000.00 in cost. Karen Perez requested VMC to provide meeting agendas going forward. Karen Perez stated the 301C balcony drain issue is considered an owner expense as the drain is considered a Limited Common Element. Abel Vega stated he will notify the owner and to no longer use a hose to clean off the deck as the balcony drain cannot accommodate large amounts of water.

Caretaker Update

Karen Perez stated the trash shed garage door is off track. Abel Vega asked who the Board would like to use to inspect and repair the door. Orlando Torres offered to inspect and see if he can repair the door. If he cannot, he will notify VMC who will contact a contractor to inspect and repair the door. Orlando Torres confirmed that water has been pumped out of the water meter pit by the C-building stairwell. Orlando Torres also confirmed that he understands how and when to do this work. Orlando Perez asked for help with changing door codes around the property. Abel Vega stated Matt Debus will help Orlando change the door codes. Karen Perez stated the Board has sourced a couple companies to help with shoveling in the event additional help is needed.

Old/New Business

Sandstone Park Update

Karen Perez stated the Board had mediation with Sandstone Park representatives yesterday and there was no agreement made. During mediation, the Brooktree Board recommended both Boards for both associations have a joint Board meeting before February 15th to work on an agreement. It was noted that Ryan Ocepek, the Town of Vail Fire Marshal, verbally stated he does not see any current issues with the bridge. Sandstone Park has stated they

want Brooktree to 50% liable for all bridge related expenses. Karen Perez stated Todd Proffit's claim was dropped in small claims court and the Board is waiting for the final arbitration notice from Todd Proffit. The Board made a claim with Travelers insurance and they are providing legal counsel if this issue is pushed further.

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.

Mini Roofs Update

Karen Perez stated that after additional investigation, Horn Bros. found that the mini roofs that had shown evidence of a leak were adjacent to the siding that was replaced by Jace Management and this area was not made water tight. Horn Bros. has since calked these areas and will continue to monitor these areas to determine if an alternative repair is required. Karen Perez asked Orlando Torres to inspect the infected units to determine if repairs are still needed.

Next meeting will be December 21st, 2021 at 12:00pm.

Karen Perez moved to move adjourn. Brent Black second. All were in favor. Meeting adjourned at 12:52pm.