

Brooktree Townhouses Homeowners Association
Board Meeting Minutes
Tuesday, April 5th, 2022
Teleconference
4:00 p.m.

Board Members Present:

Karen Perez
Tara Closky
Lisa Byther
Brent Black
Todd Graden

Owners Present:

Len & Michelle Loudis

Management Present:

Abel Vega

Karen Perez called the meeting to order at 4:06PM.

Review & Approval of Last Board Meeting Minutes

Lisa Byther moved to approve the last board meeting minutes. Brent Black second. All were in favor.

VMC/Caretaker Update

Abel Vega stated he found the second stair from the top of Vail View Drive was loose. Karen Perez stated the caretaker was aware and is scheduled to make a repair. The Board discussed caretaker hours and duties. Karen Perez stated the Board will be scheduling a 30-day review in the coming weeks.

Old/New Business

Entry Sign Update

Lisa Byther state she requested the sign be repaired since it had been affected by snowplowing this winter season. Karen Perez confirmed that the sign is owned by Sandstone Park association and this repair will need to be sent to them for repair.

Laundry

Karen Perez asked VMC to help locate the coin dispenser parts for the new washer and dryer. Abel Vega asked for product information and will try to help locate the parts.

Door Codes

Abel Vega asked if the door codes have been updated and if owners can be informed of any new codes. Karen Perez stated the new caretaker, Cole, tried to change codes but the master codes on record weren't working. The Board is considering solutions to this issue.

Parking Violations & Notices

Karen Perez stated parking violations, rule violations and fines are all cumulative. Karen Perez gave details on violation process. Brent Black stated short-term rentals have caused many parking issues this winter and suggested alternate options for parking passes. Karen Perez stated the Board is tasked with regulating parking and can suspend or take parking privileges from problem units. Karen Perez also stated the Board will be updating the rules and will send the rule revisions to the owners prior to approval.

In the March 15th, 2022, informal meeting, Karen Perez moved to fine unit 105A \$500 for each violation concerning counterfeit passes. Brent Black second. All were in favor.

Loan Reconciliation Update

Brent Black stated he is still looking for a time he, Carlos Molina, and Joe Greco can meet. Len Loudis asked about the construction loan total and update on Sandstone Park issue. Karen Perez gave history and detail for both questions.

D-building Stairs

Tara Closky stated the lights are still not turning on. Karen Perez asked VMC to inspect D-building breaker panel and timer.

Charlie T-shirt Units

Karen Perez stated she had spoken to the owner and is working on a time her and they can meet to sign the agreement.

Lars Hutchinson

Karen Perez stated the Board has still not received any response from Lars concerning his past due account. The Board will be moving forward with the lien process.

2022 Projects

Karen Perez stated the Board will determine which projects to take on once the loan reconciliation is complete.

Next meeting will be April 19th, 2022, at 4:00pm.

Karen Perez moved to move adjourn the meeting. Tara Closky second. All were in favor. Meeting adjourned at 5:40pm.