

**BRECKENRIDGE SKI & RACQUET CLUB ASSOCIATION
BOARD OF MANAGERS MEETING
SEPTEMBER 14, 2007**

I. CALL THE MEETING TO ORDER

The Breckenridge Ski and Racquet Club Board of Managers Meeting was called to order by Tony Karahalios at 7:00 p.m. on Friday, September 14, 2007 in the Breckenridge Ski and Racquet Club Clubhouse.

Board Members Present Were:

Tony Karahalios, President, CP6	Norm Stein, Vice President,
Tom O'Lear, A204	Earl Haworth, Member, BP3
Jan Bowman, Secretary, B103	Valentina Alexeev, Member, A103
Shannon Saramaa, Member, B201	

Owner Nikolai Alexeev (A103) was also present.

Representing Basic Property Management were Ann Evison and Candy Ramage. Margot Mayer of Summit Management Resources was recording secretary.

II. APPROVAL OF PREVIOUS MEETING MINUTES

Valentina Alexeev was concerned that the dues increase was not discussed during the 2006 Annual Homeowner Meeting. Tony Karahalios said the minutes clearly stated that a 9.7% dues increase was discussed and the homeowners voted to approve it.

Tom O'Lear made a motion to accept the minutes of the June 8, 2007 Board of Managers Meeting as presented. Earl Haworth seconded and the motion carried.

Earl Haworth made a motion to accept the minutes of the June 9, 2007 Board of Managers Meeting as presented. Tom O'Lear seconded and the motion carried.

III. NEW BUSINESS

A. Unit Square Footage

Valentina Alexeev asked how dues were calculated for each unit. She thought the square foot calculations seemed incorrect. She has been checking with various homeowners and the dues charged and square footage have not been adding up properly. It was explained that dues are calculated based on the original assessment when units were built. Tony Karahalios said at one point units on the 200 level should have been charged more for pavers installed on the steps but that was never done. The Board compared their individual unit square footages and dues. The dues were pretty close, taking into consideration there were one, two

and three bedroom units. Nikolai Alexeev said the cost per square foot divided by the budget should result in the dues to be paid by each unit.

It was noted that it would be difficult to allocate the dues on this basis. Water is being paid on a per square foot basis but it is not clear how much difference there is in usage. The Board decided to ask Property Management to research the dues structure. Tony Karahalios, Norm Stein and Valentina Alexeev will work with Property Management and report back to the Board.

IV. GENERAL DISCUSSION

A. Website

Ann Evison said she would check with Richard Garcia on the website progress. The Board requested a preview before the website is posted. The preview should be emailed to Norm Stein and he will forward it to all Board members.

B. Pool Area

Ann Evison said she found non-slip adhesive strips for the pool area. She will try these strips before purchasing mats. She thinks the stripping will be more effective than mats. Ann Evison will make sure the pool depth will be displayed on the pool walls.

C. Roof Heat Tape

A bid has been received to install heat tape and to run power for less than \$3,000. Ann Evison is waiting for one more bid. Norm Stein said he wanted to wait for the second bid for comparison. Ann Evison will email the bids to the Board.

V. TREASURER'S REPORT

Candy Ramage reviewed the financials. She said there was a surplus of \$7,000 from 2006. An unbudgeted plumbing bill was paid with this surplus. The old heat tape shorted out and melted the drain pipes. The bill to replace the pipes was \$9,140.

All heat tapes have been unplugged by now and Ann wanted direction from the Board regarding leaving it off for the upcoming winter season. Fixing the heat tapes would cost thousands of dollars.

The drain lines should not freeze easily because the liquid is at a higher temperature as long there are not areas with standing water. Tony Karahalios recommended leaving the heat tapes unplugged but closely monitoring the situation when it gets colder and the temperature stays subzero for more than a couple of days. The situation should be evaluated if there is backed up water. Jan Bowman made a motion to accept this proposal. Norm Stein seconded and the motion carried. This expense will be added to the 2008 Budget.

There was discussion about the timing of the bank draws; they were not done in a timely manner or on a regular basis. Candy Ramage will discuss these concerns with Dan Ulmer and Lanelle Barnett. The Board requested a report on these matters.

Candy Ramage reported that there were seven units that were each about one month delinquent with their dues payment. There are two units with larger outstanding balances. One unit has sold and is due to close shortly and the owner will pay the outstanding amount due at closing. Payment arrangements have been made for the second.

Candy Ramage will consult with Lanelle Barnett and Dan Ulmer about the possibility of reporting the Operating account on an accrual versus cash basis. As of August 31, 2007 the Association was operating at 91% of budget.

Candy Ramage said a few of the coupon books had to be printed twice but she will ask Lanelle why the office expense for coupon books is so high.

Jan Bowman suggested researching management companies.

Valentina Alexeev asked for clarification of the telephone costs. There are a total of seven phone lines, including a 911 phone line for emergency purposes, and a cell phone for Ann.

VI. OLD BUSINESS

A. *Balconies*

Shannon Saramaa said she received an estimate from a contractor from Denver for redoing the deck surfaces. The bid includes grinding off the layer of adhesive, pouring concrete with 2% slope, adhering and feathering really well not using a lot of coarse material, and adding a wear layer on top and a sealant to prevent water seepage. This should eliminate the standing water issue. The contractor bid was \$10/sq.ft. Some of the balconies will require additional patching work but the contractor was confident he could get the job done for \$2,000 per balcony. The highest priorities are nine balconies with the most serious deterioration. Shannon said none of the local contractors called her back to provide a bid on this project. The Denver contractor is offering a warranty on both the products used and on the labor.

The total estimated cost for these nice balconies is \$15,750. The contractor would require a 50% deposit for ordering the material. Adding drip edge and some patching are not included in the bid, so the total actual cost would be close to \$18,000.

Shannon Saramaa made a motion to approve the bid and to pay the 50% deposit. Jan Bowman seconded. In discussion, Valentina Alexeev asked when then other balconies were scheduled for repair. She was informed that the other balconies

would be repaired next year. Owners are being notified that balconies have to be cleaned off. There is a bench at the G level that has to be dismantled. Tom O'Lear said owners should be reminded that AstroTurf is not allowed on balconies. He recommended putting the balcony rules in writing and attaching them to the Association documents so they are provided to new homeowners. The motion carried. Jan Bowman made an amendment to the motion authorizing Shannon Saramaa to sign the contract.

B. Insulation in Crawlspace

Tony Karahalios said some owners volunteered to pay for the insulation in the crawlspaces and some even volunteered to help with the installation. These units will be completed first. Ann Evison will explain the potential energy savings to the owners.

C. Pool Boiler

The overall cost for a new boiler is \$18,000. There is only \$12,000 remaining in the Capital Improvement loan. Ann Evison said she rebuilt the pool boiler and realized some savings by doing this.

D. Heat Tape

Ann Evison received a bid for installing heat tape on the roof. The bid was different than the project discussed earlier. One bid was for \$2,786 for all three buildings and she is still waiting for a second bid. The bid is valid for thirty days. The work could be completed within three days. Ann Evison will email the second bid to Norm Stein and he will forward it to all Board members for approval.

E. Landscaping

Valentina Alexeev presented a proposal of \$4,500 to improve landscaping. Ann Evison thought this was rather high and noted there were other higher priority projects to do. The bid included adding bushes, sanitizing, adding 3" of soil and weeding. Ann said she could get mulch basically for free (it would cost no more than \$100) from Dillon Valley East; she just needs a truck to pick it up. Sanitizing would be more effective in the spring than in fall. Valentina asked the Board to approve \$200 to add bulbs this fall. Jan Bowman pointed out that tulips do not well. The Board approved \$200 for bulbs.

F. Stucco versus Siding

Shannon Saramaa said Mark Bohdan, John and Nikolai Alexeev were researching siding versus stucco. Stucco would cost about \$400,000, and siding would be about half that price. A Board member noted that vinyl siding would be maintenance free, if done right. This is not a high priority project and it would have to be funded through a Special Assessment.

Committee members Mark Bohdan, John, Shannon Saramaa, Tony Karahalios and Bruce Linster will research the different options, provide samples and pricing and present a proposal to the Board.

G. Lights for Sale

There are still some lights for sale. Norm Stein recommended putting the lights back on EBay and lowering the minimum reserve.

H. Clubhouse Repair

Ann Evison said it did not make sense to repair the door at the Clubhouse until the roof is extended. She did not think that a small amount of heat tape would take care of the problem.

I. Crack Sealing

Ann Evison will get a bid for crack sealing around the buildings.

J. Tree Spraying

About 100 trees were sprayed this year.

VII. NEW BUSINESS

A. Roof Drainage

Valentina Alexeev was concerned about the volume of water coming off Buildings B and C every time it rains. The Board is aware of this issue and has tried to address it previously. Ann Evison will consult with Turner Morris.

B. Tree Spraying and Dead Trees

Tony Karahalios said that there might not be many trees left in the future due to the pine beetle infestation. Spraying is the only preventative measure that can be taken. Spraying should be done in June. Shannon Saramaa supported continued spraying. There are a number of dead trees that present a fire hazard behind Building C. These trees should be cut down.

C. Signature Cards

The signature cards have been signed and will be sent to the bank. A Board member signs all checks.

D. Tennis Court

There was discussion about painting the tennis court a solid color to improve the appearance. One section has been turned into a playground, and overall the court looks deteriorated. Shannon Saramaa made a motion to paint half of the playground in a gray color. Jan Bowman seconded the motion. In discussion, it was noted that it would require about 100 gallons of paint at a cost of roughly \$2,000. The motion was withdrawn. The Board will discuss this project in 2008.

E. Pool Railings

Tom O'Lear made a motion to approve the purchase of pool railings at a cost of approximately \$200. Shannon Saramaa seconded and the motion carried.

VIII. ADJOURNMENT

Tom O'Lear made a motion to adjourn at 9:15 p.m. Norm Stein seconded and the motion carried..

Approved By: _____
Board Member Approval

Date: _____