

Special Board of Directors Meeting July 14th, 2008

The meeting was called to order by President Tony _____ at 7:14 p.m. at the Clubhouse. Present were Ann Evison representing Basic Management, Norm Stein, Earl Hayworth, and Jan Bowman of the Board of Directors. Also present were Ronald and Bill Barr, owners of 202 B. The meeting was called to discuss a dog issue.

There had numerous complaints regarding three pit bull pups living in 202 B of Ski & Racquet Club condos. The resident of that condo is a son of the owners and in violation of the pet policy. As of July 15th, 2008, Ron Barr joins his parents as an owner. (Quick claim filed at Clerk and Recorders office in Breckenridge – copy to be submitted by the Barrs for our records.)

Mr. Bill Barr brought the Board up to date on the situation. One of the pups was visiting. One pup was owned by Ron Barr's roommate (no longer a resident) and one pup is owned by Ron Barr. There had been a fine of \$500 issued against the Barrs for dog waste on the deck of the condo. Mr. Bill Barr asked for a variance reducing the fine to \$100.00. He noted that the residents had been forced to clean up the puppy poop and he felt that since the last fine of \$100 had been rescinded, that a \$500 fine was too much.

Ann noted that the first fine was rescinded, that when she visited the property on July 3rd observed at least 7 piles of puppy poop, and that she was told that Ron would be on the deed as of last Wednesday. Norm questioned the dogs being allowed on the deck since the Rules and Regulation do not allow dogs on the decks. Ann noted that many residents had expressed concern about grown pit bulls on the property. She also noted that Shannon, next door to Mr. Barr, has two dogs and often lets them out on the deck. Earl suggested that dog owners need to up date their insurance to cover any mishap by their dog(s). Tony was concerned with the liability dogs place on the HOA.

Mr. Barr has agreed to pay a \$100 fine, make sure his insurance covers his dog, and that the dog will be on a leash whenever outside his condo unit. He also agreed to keep his dog off his deck and to pay for or replace Shannon's umbrella.

Basic Management will prepare a letter for all owners regarding the dog situation and make special note of the Rules and Regulations regarding dogs and reminding all that Ski & Racquet is within the town limits and is subject to Breckenridge's leash law.

The other dog discussed as a possible dangerous animal is the half wolf dog in 206C. Ann and Jan spoke as to a previous attack by the dog last summer. Dan is to talk to the owner whose daughter is the resident and owner of the dog, about liability and about the dog having to be muzzled as well as leashed when out of the condo. There has also been trouble with dog waste on the deck of 203 C. The daughter also needs to be put on the deed for 203 C to be legal about the dog.

The second subject of the special meeting was to address the appraisal of the property in question in regards to the possible road access to the Maggie Placer parcel.

It was noted that future costs need to be addressed in the agreement on the land. Norm questioned the parking of guest of Allairs on the piece of driveway in front of the Allairs sign. That property belongs to Ski & Racquet and Allairs will be asked to not allow their guests to park there.

Tony showed a signed copy of the Comcast agreement to be filed with other Ski & Racquet documents in the office.

The meeting closed a little after 8 p.m.

Respectfully submitted,



Jan Bowman
Secretary, Ski & Racquet HOA