

**Beaver Bench Homeowners Association**  
**Board Meeting Minutes**  
**April 13<sup>th</sup>, 2021**  
**Teleconference**  
**4PM**

**Board Members Present:**

Steve Kalapos  
Michele Townsend  
Daniel Estrada  
Brad Maxwell  
Kathy Ryan

**Owners Present:**

Barbara May  
Leticia de la Rosa  
Sarah Straub  
Amy Hunter  
Barry Robinson

**Management Present:**

Mac Garnsey  
Abel Vega

**Meeting called to order by Kathy Ryan at 4:06pm**

**Review of Last Meeting Minutes**

Steve Kalapos moved to approve the 01.13.21 & 03.16.21 meeting minutes. Michele Townsend second. Daniel Estrada & Brad Maxwell were in favor of approving the minutes. Kathy Ryan abstained from voting.

**Review of Financials**

Mac Garnsey stated the Balance Sheet is as of February 28<sup>th</sup> and shows current assets of \$135,138.56. The Accounts Receivable line show a negative balance due to there being more prepaid dues than what is owed. There is only one owner that is showing as delinquent. The current liabilities are the fire fund totaling \$10,000.00 and the remaining balance owed to BluSky totaling \$7,536.06. A summary of the Capital Improvement Reserves will be included at year end. The Budget vs. Actuals show insurance premiums have increased to \$42,000.00 and will be over budget by \$6,000.00 which will be accommodated over two years. Professional & Legal Fees will be over due to the interpleader case and governing document clarification. Snow removal will be under due to a light snow year. Mac Garnsey stated a total of \$71,219.00 was received from the interpleader case and the Board will need to give direction on how the funds will be allocated. Michele Townsend stated the Board will schedule another meeting to determine the allocation of the interpleader funds.

## **Old Business**

Mac Garnsey stated the association spent \$10,000.00 in legal fees for the interpleader case and an additional \$4,000.00 for association related issues. The attorney is used when the ownership and Board have discrepancies concerning the governing documents and clarification is needed.

## **New Business**

### **Power Wash Building**

Abel Vega requested the Board provide direction if they would like just the B-building power washed or both the A & B-buildings. Kathy Ryan moved to approve power washing the B-building only. Michele Townsend second. All were in favor.

### **Painting of Dumpster Enclosure & Stairs**

Steve Kalapos stated the power washing should be done in conjunction with painting the stairwells. Michele Townsend moved to acquire separate bids for painting the A/B-building stairwells & dumpster enclosure, as well as a bid for painting both the stairwells and dumpster enclosure at the same time. The shed would need to be repaired before being painted. Steve Kalapos second. All were in favor.

### **Restripping Parking Lot**

Abel Vega requested the Board give direction on crack sealing, seal coating and restripping the asphalt parking area. VMC will provide bids to the Board for review and approval.

### **Comcast Lines**

Abel Vega stated above ground Comcast lines were scheduled to be buried by the time of this meeting. Steve Kalapos confirmed they were not buried.

### **Architectural Review Committee**

Steve Kalapos stated a couple owners are considering redoing their decks and will need direction on approved materials and paint colors. Steve Kalapos recommended Kathy Ryan be a part of the committee. The Board will assist with finding the materials used by BluSky for the A-building reconstruction and decks.

### **Tree Trimming**

Abel Vega will provide bids for tree trimming to the Board for review and approval.

### **Parking Plan**

Steve Kalapos moved that the Board will revise the existing Rules & Regulations, owners will have a 30-day review period to submit their revisions to the Board, the Board will then take an additional 30-days to review the submissions and revise the Rules & Regulations, once this is done, the Board will schedule a meeting to adopt the revised rules. Kathy Ryan second. All were in favor. Steve Kalapos moved to continue to use the Colorado Booting Company for parking enforcement. Michele Townsend second. Kathy Ryan & Brad Maxwell were in favor. Daniel Estrada abstained from voting.

**Limited Common Element Clarification**

Brad Maxwell asked for clarification on limited common elements. Steve Kalapos stated limited elements are considered an owner responsibility.

**DORA Association Registration**

Kathy Ryan stated the association is considered unregistered on the DORA website and the association is unable to implement rule enforcement and issue fines. Steve Kalapos believes the question of rule enforcement while unregistered with DORA would need to be addressed by Dan Wolf. Kathy Ryan requested another attorney assist with the question. Abel Vega stated the association was registered with state of Colorado at the time of the meeting and had also renewed the registration for the association with DORA during the meeting.

**Steve Kalapos moved to adjourn the meeting at 6:00pm MST.**