

**Beaver Bench Homeowners Association**  
**Board Meeting Minutes**  
**Tuesday, September 14<sup>th</sup>, 2021**  
**Teleconference**  
**5:30PM**

**Board Members Present:**

Steve Kalapos  
Michele Townsend  
Daniel Estrada  
Brad Maxwell  
Kathy Ryan

**Owners Present:**

Leticia de la Rosa  
Barry Robinson  
Vito Macioce  
Andrea Sbicca

**Management Present:**

Steve MacDonald  
Abel Vega  
Matt Debus  
Mac Garnsey

**Meeting called to order by Michele Townsend at 5:34pm.**

**Review of Last Meeting Minutes**

Steve Kalapos moved to approve the last meeting minutes. Michele Townsend second. Kathy Ryan stated she “recused herself from voting to approve the last meeting minutes because she had not received a copy of the minutes before the meeting to read” and wanted this noted in the minutes. Motion passed.

**Review of Financials**

Mac Garnsey stated the financials that were presented were as of August 31<sup>st</sup> and additional expenses for August might come through after the meeting. The Balance Sheet shows a total of \$201,326.57 in assets and a total of \$195,007.43 in equity. The fire fund has dropped from the liabilities with the final payment to BluSky. The exterior siding replacement has not been billed yet. Kathy Ryan asked that mudslide expenses be tracked. Mac Garnsey confirmed that mudslide expenses are being tracked. Matt Debus stated he has spread sheets to separate A & B common mudslide expenses.

**Old/New Business**

**Mudslide Update**

Daniel Estrada stated that A5 & A6 passed the mold testing. A3 did not pass and has visual mold. A8 installed drywall before testing was done. Daniel Estrada stated he is working with each affected owner. Michele Townsend stated the Town of Avon has removed the orange barriers from the parking lot. Matt Debus stated he can remove the sandbags if needed. Daniel Estrada recommended the Board keep the sandbags and store them under the stairwells for future use. Michele stated the Board is working on a plan for the stairwells where rocks were removed. Kathy Ryan stated the Town of Avon Inspector stated no permits were pulled for the individual units that were affected. Matt Debus stated the town inspector has been onsite. Michele Townsend stated the Town of Avon would police this. Daniel Estrada agreed and stated it would be an owner responsibility to apply and acquire permits for the work being done in their unit. Daniel Estrada stated he will follow up to ensure proper permits were pulled. Vito Macioce stated he is still confused on who will be responsible for what based on Dan Wolf's letter. Steve Kalapos stated owners have the right to work directly with a contractor for interior repairs. The work in the common elements should be over seen by the association and billed to all A-building owners.

### **Attic Space Vents Update**

Brad Maxwell stated that during the restoration the vents on the parking lot side of the A-building were covered by the siding. This caused there to be no air flow through the building. Brad Maxwell spoke with Adam Humphries who confirmed that there should be vents on both sides of the building and that BluSky covered them. New Rome Construction is working with BluSky to uncover the vents and hopefully solving the condensation issue in the attic.

### **Goodban Update**

Steve Kalapos stated that the Board is still looking to have PaulDavis and a representative of Mark Goodban enter the unit to determine what the cause of the issue is as well as what can be done. Steve Kalapos stated they tried to get access to the unit last Friday but there was no response from Mark Goodban. This is not a lawsuit, just a demand letter and a discussion.

### **Approval of Deck Section of Rules & Regulations**

Kathy Ryan moved to approve the revised Deck Rules. Steve Kalapos second. All were in favor.

### **VMC Resignation**

Michele Townsend stated Vail Management Company gave notice of their resignation from the management of Beaver Bench. The Board is currently looking for new management and asked for owner's help with management company recommendations. Leticia de la Rosa expressed that she would like the association to be self-managed. Steve Kalapos expressed the reasons that a management company would be needed. Matt Debus stated that a list of current contractors can be given to the Board and the association should continue to run normally until a new manager is found. Michele Townsend and Kathy Ryan stated they will lead the search for new management.

**Aggressive Email**

Daniel Estrada stated that the Board received an aggressive email from an owner and would like the Town of Avon Police be made aware.

**Radon**

Kathy Ryan asked if there was an update concerning the radon mitigation system that was installed on unit A9. Abel Vega stated that this system is the standard system used for radon mitigation and is not sure what more can be done beside painting the system to match the building. Brad Maxwell and Daniel Estrada both agreed. Leticia de la Rosa asked if the system could be enclosed. Daniel Estrada stated that enclosing the system would stop the system from functioning correctly. Andrea Sbicca stated the system that was installed benefits surrounding units and could be enough to not require additional systems to be installed.

**Foundation Cracks**

Michele Townsend stated that owners have noticed cracks in the foundation of their first-floor unit. Michele Townsend stated that owners can have these cracks filled in if they choose. Steve MacDonald stated that radon can penetrate solid concrete and does not believe filling foundation cracks would solve radon concerns.

**Next meeting scheduled for October 19<sup>th</sup>, 2021 at 5:30pm.**

**Steve Kalapos moved to adjourn the meeting. Daniel Estrada second. The meeting was adjourned at 6:56pm MST.**