

Quarterly Meeting of Beaver Bench Condo Association: Date

All attendance via zoom, in order

to provide easy accessibility to all Homeowners: near and far

Meeting scheduled to begin at 6 pm, began at 6:15 due to digital Technical difficulties

In attendance:

**Manager** : Joe Davidson; **A18, President** Michele Townsend,; **B4**; Drew Arbor: **Member at Large**; **A21** Kathy Ryan, **Member at Large**, acting as Secretary for meeting documentation.

Absent: Brad ,A17, Secretary; Resigned: Steve Kalapos, B 13,Treasurer;

**Homeowners:**

**A6**, Josh Hall: **A11**, Nakku Chung; A14/15, Amy Hunter; **A22**, Josh Schimer; **B5**, Toni Todorovia Stoeve; **B22** Travis Tomjack & Jorge Urquico

**Minutes:**

Due to technical difficulties, Approval of the minutes of the xx meeting were postponed to be approved later in this hour. However minutes remain unapproved due to lack of vote.

- Summer Projects
- Bike and SUP Racks were discussed. Bike tires and SUP's must be stored inflated by May1, as stated in the R&R's. Equipment not claimed or in mandated repair may be removed from the racks.
- New bike rack has been purchased to accommodate the overload.
- Designated, signed motorcycle parking TBD upon walk about by the Board.
- Appearance of the lakeside of property is greatly improved, Manager Davidson=
- Josh Hall expressed that reclamation from mudslide should be a project designed to eliminate a repeat performance of July, 2021.
- Mudslide
- Board is working together, and with, attorney to understand operational definitions from association documents and State Law Statutes.
- Paul Davis has yet to return to property to complete the mitigation of exterior wall of A building.
- Association expenditures in result of mudslide were not properly coded by Vail Management. To resolve this issue Michele will work with Vail Tax and accounting, and pull related expenditure figures, A working document tallying expenditures will then be created. A11, Nakku Chung states that he was not directly affect by the mudslide but did have heavy rain damage, requiring repair.

- When asked why reimbursement is very slow for money spent by HO, Michele stated that the due diligence research just on definitions has been time consuming. Clarification and clear understanding of Concepts such as ie ‘common elements’ vs ‘shared common elements,’ vs ‘limited common elements’, the definition of ‘unit’ must be correctly understood in reference to the association’s enabling documents and State of Colorado Shared Property Law. Further:
- Submissions for reimbursement have not complied with the design and information requested, despite numerous requests for edits. No one has stepped up to assist in this process leaving the compiling burden upon 2 volunteer board members.

### 3.ToA: Mud Mitigation Plan

- Josh Hall, A6 is the leader on this topic, with Drew Arbour B4, and Joe Davidson offering input.=
- The bureaucracy of TOA is moving slowly on resolution. They have:
  1. Spoken of the situation at Council meetings
  2. Survey of our property has been completed
  - 3, Town engineer Justin Hildreth has walked the property with the board,
  4. A verbal plan with hand drawn sketch for modifying entrances has been submitted to town engineering
  5. The town has suggested a 50/50 split of costs for mitigation against future floods. This is unacceptable as it’s the towns inadequate infrastructure for the development permitted after BB construction was complete and dwellings habituated.
- It’s not BB water, its Town of Avon runoff water causing the catastrophe.
- Open comment is around 5pm at town council meetings. Homeowners are requested to take advantage of the 3 minute commentary, to continue to draw attention to the lack of resolution by the To A,
- Fire Alarms
- We are in search of a new alarm maintenance company. See meeting attachments for bids. A discussion of how Building A alarms have functioned since 2019, and how they are presently functioning
- The company approved and employed is concerned with security rather than fire safety
- VM did not provide a file discussing history of events,

### 4.Open Discussion

- Nakkuu, A11 expressed concern for health and safety as challenged by dogs off leash, and their feces.
- Manager Davidson thanked owners for their cooperation in tidying up their decks to conform to the associations rule
- \*Vail Honey damage of structure will be rectified with a credit to our bill.
- \*BluSky will be working on roof mitigation when weather warms,
- Josh Hall A6 is concerned
- \* Kalapos has resigned as Treasurer, Will have his records been handed over to the Association?
- \*Why have we spent \$23,000 on legal fees?

- \* Homeowners must be informed as to the procedure to follow in the event smoke and/or fire alarms are sounded.
- \*\*\*\*\*Michele responded that non-emergency contact number is 970.748.4040 it should be used for non-emergency set off of smoke alarm.
- \*\*\*\*\*911, and pull alarm for fire
- Answers were not provided to all of Josh's questions.

Meeting proposed to end by Drew Arbour, seconded simultaneously by Kathy Ryan and Michele Townsend ,

6: 38 pm. Meeting adjourned.

Respectfully submitted,

A21 Kathy Ryan

Acting temporarily as Secretary