

BUCK CREEK CONDOMINIUM ASSOCIATION  
ANNUAL MEETING  
July 3, 2021  
Comfort Inn Avon, Avon, CO

Present:

A-102 Nate & Sandy Brightwell  
A-103 Lisa DeMelliac  
A-104 Proxy-Ken Fishleigh  
A-201 Proxy-Brian Poeschel  
A-202 Julie McKay and Mike Percy  
A-203 Elizabeth Crespi  
B-101 Bill Farris-President  
B-102 Proxy-Darrell Cooter  
B-104 Mark Millar-Present by Phone – Vice President  
B-105 Proxy-Darrell Cooter  
B-106 Kenneth Monnig  
B-201 Proxy-Bill Farris  
B-202 Lyle McIntosh  
B-203 Proxy-Darrell Cooter  
B-205 Bradford Norris  
B-301 Ed Clark  
C-101 Mike & Kathleen Moore  
C-104 Ken Fishleigh, Member at Large  
C-201 Kathleen Moore  
C-202 Jack McBride, Member at Large  
C-203 Proxy-Kathleen Moore  
C-301 Brian Poeschel  
C-302 Laura Lodge – Secretary/Treasurer  
Rock Property Services (RPS)- Justin Eldredge

The meeting was called to order at 10:03

A quorum was established with 23 owners represented. 16 owners were present and 7 represented by proxy.

There was an adjustment proposed to the 2020 Annual Meeting Minutes. The minutes will need to be reflected to state “All A Building units have a shutoff”, as not all are electrical.

Ed Clark motioned to approve the 2020 Annual meeting minutes with the adjustment. The motion was seconded by Mike Moore and passed with one abstention.

**Report of Officers:**

**President's Report:**

In the President's Report, Bill Farris described the efforts being made to reduce the amount of traffic on the parking garage. Ken Fishleigh put up a yellow chain at one end of the parking lot which has seemed to reduce the amount of traffic going across the structure. Nate Brightwell mentioned that the parking structure seemed to have moved slightly since the last time it was inspected. He suggested getting it inspected again. Darrell Cooter mentioned that Martin and Martin did the inspection last time.

There was also a comment about looking into alternative methods to reduce traffic on the parking garage, including researching the cost to install card-controlled gates at both entrances. Jack McBride offered that gates run about \$12k each. It was mentioned that neighbors often park their guests on the top deck of our parking garage. Ken assured the community that roughly 80% of traffic is turnarounds, and he will continue with the chain and signs for now.

Bill also mentioned that the Town of Avon has plans to widen West Beaver Creek Blvd. to add additional parking. Deb McBride participated in the Zoom call with the Town on the issue and the idea has been removed for now. Ken Monning commented that may backfire as people try to cross the property to get to the park.

The Association also replaced a guardrail and painted the east wall of the garage, and there is a drainage issues on a walkway near Building A that the Association will be addressing this summer to prevent the buildup of ice.

**Treasurer's Report:**

Justin Eldredge from Rock Property Services presented the Buck Creek's draft end of year financials. The association ended the year with a \$3,771.68 in their operating budget. Buck Creek also ended the year with \$185,904 in their reserve account. This is a healthy amount and will allow the Board to have options for how to pay for upcoming capital projects, like painting and potentially replacing the East stairs.

**Manager's Report:**

The representative from Rock Property Services, Justin Eldredge, introduced himself. He explained that the contract with Rock Property Services had been signed in August of 2020 and that he started working as Buck Creek's HOA manager in February of 2021. He also explained the ownership structure of Rock Property Services. RPS is owned by a company called Western Trust, which is also runs a business called First Choice Management, which is staffed by the same people and provides the same services in the Aspen area. Justin mentioned that Rock Properties may be rebranded as First Choice at some point.

Rock Property Services is working with the Board to finalize the Painting project that the association would like to proceed with this summer. The Board has selected a contractor and Rock Property Services is working to get them under contract and determine a start date. The cost will be just below \$50,000 with a few optional add ons that the Board could elect to do.

The Board is discussing options for the East Stairs and will receive input from the owners regarding their thoughts on what type of replacement they would like to see moving forward.

Window Washing took place the week prior to the meeting. No owners commented to Rock Property Services.

The smoke detector and chimneys were also inspected. Those owners who needed their chimneys cleaned or their smoke detectors adjusted were contacted individually.

There was a question about which decks had been done this year. B206, B201 and B204 were done by the HOA. Bill Farris replaced his deck at his own cost.

Julie McKay will present an update on the aftermarket fire door issue.

#### **Old Business:**

There was discussion of doing a structural inspection of the parking garage. An inspection had been conducted several years ago, and due to the age of the building there is a feeling among the owners that another inspection would be a good idea. The cost of preventative maintenance will likely be cheaper than any cost the association would incur for major repairs or replacement of the structure. Martin and Martin inspected the structure in the past, and RPS will schedule Martin and Martin to come back and do another inspection. It was also mentioned that there should be caulking applied to the seams of the garage and the electrical conduit to stop water from leaking. Previously one of the troughs to catch water beneath the seams had come down and has been fixed.

The issue of the East Stairs, formerly referred to as the Building C Stairs, is still open. In the organizational Board Meeting the Board voted to address the East Stairs because they present a potential health and safety issue. There are several solutions on the table to return them to their original effective design or improve upon it. The plan is to replace or repair the current stairs and place drainage underneath them, potentially managing drainage/runoff at the top of the stairs also. Discussion was opened up to the community. There was a suggestion to replace the current stairs with metal stairs and the handrails with wood to maintain the current look. Brian Poeschel confirmed that there are no foreseeable issues with a demo permit or a new construction permit from the Town. There was a question whether there would be a requirement to replace other stairs if this one was replaced, and none was deemed necessary. Bill mentioned that this would be a reserve project. Kathleen Moore asked the Board to consider implementing some kind of soundproofing if they installed metal stairs. Nate Brightwell made a recommendation to the Board to remove the railroad ties and replace with metal stairs. Ken Monning seconded that recommendation. There was unanimous agreement.

Ed Clark reported that the dispute between B-201/B-301 has been settled. Parties to the issue are waiting for release paperwork. It was discussed that Rule 9 should be reconsidered. The Board discussed addressing all of the association's rules.

#### **New Business:**

**Budget-**Rock Property Services presented the 2021/2022 budget. They proposed a 6% increase in capital reserve dues and .7% increase in operating dues. The major increases come from spending on insurance premiums and the Eagle River Water scheduled increase in cost of water. There is potential that the

Association could raise their deductible to potentially decrease their insurance premiums and/or that other carriers might offer better premiums. There was a motion by Mike Moore to approve the budget. The motion was seconded by Ed Clark and passed with 20 yes votes and 3 no votes.

**Trees next to buildings**-There are trees near the buildings that could increase the fire risk and therefore the cost of insurance. It was suggested that we do a fire mitigation assessment including, but not limited to, the spruce trees that are right up against our building.

**Fireplace Update**- Julie MacKay Percy gave the Board an update on the risks of aftermarket fireplace doors. There has been considerable discussion and conflicting expert opinions about the safety of aftermarket doors over the past several years. Her contacts have advised her that the aftermarket doors could be a fire hazard. She is in contact with the Town of Avon and a private contractor to advise her on how the association should handle the issue. The contractor she is in contact with will be providing a list of alternate doors that would work with the fireplaces in the units. The Town of Avon may also be passing an ordinance that would provide more direction for how Owners Associations should proceed with aftermarket fireplace doors. If passed, Julie advised that Owners could be in violation of the building code by replacing the fireplace doors that were missing or original to the unit with aftermarket doors. The Board thanked Julie for her research and decided that the best course of action for now would be to wait until both the contractor and the Town have provided the outstanding information to Julie.

**Fireplace cleaning vendor**-The fireplaces were cleaned and the smoke detectors were checked. Those units who needed their fireplaces repaired had those scheduled separately. Kathleen Moore mentioned that the vendor who cleaned the fireplaces left the units a mess. It was suggested that the association either hold the vendor to a higher standard or find a vendor next year that will do a better job preventing the dust.

**Carbon Monoxide Detectors**-There was discussion around checking the carbon monoxide detectors at the same time the smoke detectors are checked. It was noted that combination units are available, although carbon monoxide detectors should be installed at lower electrical outlet level, because CO sinks to the floor – unlike smoke.

**Gate on parking garage**-Nate Brightwell brought up the issue of the gate on the parking garage again. Ed Clark made a motion that the Board investigate option to control the traffic on the parking garage. The motion was seconded by Laura Lodge and passed unanimously.

**Water heater inspection**-Bill asked the association what their thoughts were on getting each unit's water heater inspected. The general consensus was that would be a good idea. There was a motion made by Ken Monning to have all the hot water heaters inspected. The motion was seconded by Ed Clark and passed unanimously.

#### **Election of Board Members:**

There were two Board member positions available this year. Mark Millar nominated Andrew Jensen and the nomination was accepted. Ken Fishleigh's Board position is also open this year. Votes were cast via a

secret ballot. Rock Property Services tallied the votes. Mike Moore and Ken Fishleigh were elected to the Board.

**Property Management Contact Information** is available on the Buck Creek website. Justin clarified that he is always available and that Shane, with Rock Properties Maintenance (including plumbing & heating) is also available.

**Property Management Company**

No discussion was held with regard to Buck Creek Property/HOA Management during this meeting. The Board will hold additional discussion over the next few months and will offer Owners the opportunity to offer input anonymously or directly.

**Adjournment:**

With there being no more business to conduct, there was a motion to adjourn. The motion was seconded and passed unanimously. The meeting was adjourned at 12:10pm.