

Beaver Village Association # One

Annual Meeting Minutes

Saturday, July 10, 2021, 9:30 AM

ZOOM Conference Call

President Jim Swanson called the meeting to order at 9:35 AM.

Present on the ZOOM call: Board of Directors - Jim Swanson, Steve Tanberg, Jon Lange, Nancy Timmreck, Mary Ward, Vonnie Thomas, Mark Correll. Homeowners - Winter Park Place, Bruno Melli, Jeff Bafford, Dustin Opheim, Garrison Kaufman, Arai Property, Ed Blanche, Tyler Duncan, Cristina Sigdestad, Malinda Pasquini, Orlando Zambrano, Adkins Investments, Michael Perry, David Thompson, Ed Leary, Loree Kaleth, Duane Marlatt, Robert Gamble. Proxy – LVM LLC, Jim Rodgers, Julie Flynn, Brian, Janssen, Eric Shafran, Patrick Grablin, Peter, Stubenrauch, Coyote Trail, Christopher Wenz, William Beaver, Michael Gershovich, William Grant, Matthew Hughes, Tasker Family Trust, Peter Quatrochi, Isaac Miller.

BVM – Mark Johnson

Mark Johnson declared a quorum to conduct business.

Jim asked for a motion to approve the 2020 meeting minutes. Mary Ward made the motion, Ed Leary 2<sup>nd</sup> the motion, all approved.

Financial Status as of March 31, 2021: Cash was \$ 57,757.44, Homeowner Receivables were \$ 3,204.13. No owners were over 60 days. \$ 11,355.67 had been received in prepaid assessments. The Capital Replacement Fund was \$ 40, 138.80. This was after a 2021 contribution in the amount of \$ 37,594.07. The following expense accounts were over budget for the fiscal period,

- Insurance \$ 4,279.25
- Building Maintenance \$ 2,579.16
- Grounds maintenance \$ 2,605. 07

Mark noted the association had spent \$38,122.69 in capital Improvements.

- Walkways – Building 4 \$ 22,944.50
- Outdoor Support Posts \$ 8,038.19
- Tower Lights \$ 2,640.00
- Landscape Sound Barrier \$ 4,500.00

Jim recommended we add Dumpster Enclosures to the 15-year plan. Everyone agreed.

The proposed budget for 2021 – 2022 included a 4.6 % increase in dues or a total of \$ 8640.00. The increases were associated with the following line-item expenses.

- Insurance \$ 10,650.00
- Building Maintenance \$ 3,000.00
- Grounds Maintenance \$ 4,500.00

Jon Lange noted we were forecasting a reduction in internet costs (\$3,612.00) for the year. This was due to all buildings being hard wired for individual homeowner internet options. The HOA would be getting out of the internet business. Jim asked for a motion to approve the budget. Loree Kaleth made a motion, Steve Tanberg 2<sup>nd</sup> the motion, all approved.

There had been fires associated with wood burning stoves in the Grand County area, our insurance carrier recommended we convert the remaining wood burning fireplaces to gas. This was considered a safer option for homeowners. BVM had previously sent pricing to owners looking to convert. Jim asked owners to consider converting to gas.

The HOA was in process of hard wiring each building for internet. This would give homeowners the option of choosing their own internet provider plus save the HOA money. The HOA would also be installing water sensors in each unit at the HOA expense including monthly maintenance. Additional sensors would be at the owner's expense. Jon mentioned the installer Condo Wireless and BVM were having challenges getting into units. Many had converted to internet locks and were not providing codes for easy access. To date there were 13 units the installer could not access. Jon conducted a straw pole of the owners asking if they would be willing to drop Comcast television in lieu of internet options. No one did not want to pursue this option. It was noted the current contract would have to be researched.

Annexation: All 3 Beaver Village filings had received the necessary votes for annexation. The Winter Park town council was in process of drafting the final agreement. Filing 3 was still requesting a change in the gondola alignment passing by buildings 10 & 11. The Town of Winter Park was considering annexation and the gondola easement to be a part of the same agreement.

BVRA Update: BVRA discussed eliminating the 2% surcharge on rentals, but no good alternative was developed. The common area bus AKA "the White Bus" did not run last season. If it had, each run would have cost \$56, amounting to \$123 per homeowner over the course of the winter. Towels have not been provided at the clubhouse because of covid. The annual cost would have been \$34 per homeowner.

Election of Officers: Jim announced the following owners would be stepping down from the board.

- Vonnie Thomas
- Steve Tanberg
- Mary Ward
- Nancy Timmreck

Jim had previously poled the ownership for individuals willing to join the board. The following individuals volunteered.

- Eric Shafran 214
- Erin Wenz 231
- Yaniv Arai 312
- Ed Leary 431

All owners in attendance approved the new board. Jim thanked Vonnie & Steve for there service over the years.

Jim noted to the owners the annual meeting was contingent on BVRA scheduling. Tentatively the next annual meeting would be Saturday, July 9th or July 16, 2022.

Once again Jim thanked Steve and Vonnie for their service and adjourned the meeting.