

Beaver Village Filing 1 - 7.21.17

Present: Mark Johnson, Lisa Wood, Vonnie Thomas, Steve Tanberg, Loree Kaleth, Sarah Shultz, Kevin Cavanaugh and Jim Swanson, Sarah Shultz and Jon Lang were present.

Approval of Board Minutes for April 14, 2017 meeting. Vonnie Thomas moved and Lorene Kaleth seconded the motion to approve the minutes as written. The motion carried by unanimous vote.

Property Manager Mark Johnson went over the Balance Sheet, Income Statement and 15 Year Plan as of June 30, 2017. The balance sheet looks excellent but the receivables are a bit high as a result of a delinquent homeowner but that is being worked out. Mark went over a few line items on the financial statements.

Lisa brought up a discussion on the new Mountain Broadband service that will be coming in during the month of August. Discussion ensued regarding the scope of the work that is currently being done in laying the fiber optic cable. Lisa mentioned that the increase will be \$6000 a year approximately. It appears that between the refund from Mountain Parks Electric and the surplus that is being gained, there should be no need for an increase in the dues. Lisa Wood brought up the fact that August 4, 2018 is the expiration date of the contract with Comcast and the board agrees that notice will be put in front of Comcast well within the deadline to notify them to stop the service.

The discussion then turned to a review of the Fifteen Year Plan. Lisa suggested the line item for painting be reduced by the amount of the cost savings for this year's project and put it into a new item for the 2019 capital improvement for internet being installed for Mountain Broadband. Discussion ensued regarding some of the line items on the plan. All present felt that it would be a good idea to just keep the remainder of the Fifteen Year plan in place and see what the various road projects, etc. will be in actuality.

In January of 2018, Mark will look at options in pricing for the replacement of the walkways of all four buildings.

Current Business:

Crawl space report - Mark reported that there was a small amount of moisture under Building 1, unit 11 but that was it. The pumps are all functioning well.

Mark then brought the conversation around to the documentation of the electric bills for all 4 buildings. Building #1 is the highest of the four buildings. In previous discussions, the board was interested in receiving a bid for installing spray foam insulation on the building with the highest electric bill. Discussion ensued regarding whether or not it would be worth installing the insulation on Building #1 to see if it will bring the electric bill down. Then the other buildings can be done in the future if this works. Before installing spray foam, Mark was directed to do some research on the number of heaters in each building and work with a professional to learn what the problem may be.

Internet - This item was discussed under the Budget discussion.

Exterior Lighting - Lisa Wood presented new lighting options for the exterior lights in the entire filing. Discussion ensued as to how to install the new lighting fixtures that would also match

Filing 3. It was suggested that research be done to find out what might be available in a commercial lighting fixtures that would last longer.

BVRA -

The discussion then turned to the surcharge policy. It was reported to Filing #1 that there are still 2 units that are not in compliance with the surcharge policy.

Lisa Wood then brought up the discussion about granting access through Beaver Village's property to a potential development behind Buildings 5 and 6.

New Business - Kevin Cavanaugh reported that he found pack rats behind his hot water heater, that enter the building through the piping. Vonnie Thomas also reported that she had a problem with rodents. Mark was directed to check on those buildings and bring in Grand County Pest Control to see what can be done. Kevin mentioned that the tubing needs to be re-attached, which is how the rodents are entering the unit.

The Annual Meeting for the general membership is scheduled for July 22, 2017. The next Board of Directors meeting is scheduled for Friday, January 19, 2018. The meeting was adjourned at 9:10 pm.