

BOARD OF DIRECTORS MINUTES JANUARY 27, 2010

6 PM: Members present: Caroline Christensen, Howard DeLuca, Ryan White, Ed Lopez, and Derek Skalko and Michael Kirnan..

Meeting was called to order

A Motion was made to Approve the Board of Directors Minutes from the last meeting 12/2/09 by Derek and seconded by Ed, all were in favor

A Motion was made to approve the Rules and Regulations 1 pg Amendment by Derek and seconded by Ed and all were in favor.

Ed discussed the effort that he was working on regarding creating a loading zone in front of the MSL building to help with the snow plowing and to create an easier entry way to the front door. A letter will be written to the Town of Basalt regarding a request by HOA to paint crosshatch lines on one or two spaces in front. Discussion about a handicapped ramp being installed also took place. More 72 hour parking limit signs need to be installed around the building as well as an additional 'pooch poop bag station.'

Howard discussed the lighting motion sensors which we would like to install in locked storage and hallway near commercial to save money on electricity. He also discussed the parking garage lighting. An estimate of \$5000 in labor to change out lighting plus \$80 per fixture X 36 fixtures equaling about \$10,000 total in redoing the lighting.

Howard also said that ESI was giving us a bid on the photo cells.

Caroline discussed making changes to the Proxies that are sent out once a year to owners, adding boxes to check for a proxy voter making it easier to fill out in the hopes that we might get more proxies returned. Michael will make the changes.

Discussion about the front door sticking and the door from North stairwell to garage locking up. R & K is looking into it. We are checking on any Warranty that might apply.

The Board reviewed the Assessments. The Lucas unit was foreclosing on 2/3/10 and Alpine Bank would be taking title back and the bank will only be reimbursing the HOA 6 months on assessments, leaving the HOA losing about \$7,000 due to her foreclosure. As discussed in other Board Meetings, efforts to collect from her have been futile.

Ed discussed the Freed jobsite around us and suggested that a letter be written from the HOA to the Town of Basalt asking them to do something to get Freed to remediate the situation. Derek said that the Town has no bond on file to help with the situation. Glen Rappaport is working with Lipkin Warner to complete something for the Town by 6/15/10.

Howard has Water Wise looking at softening our water. They will give us a bid for doing the entire building without Commercial and a price for individual units (to be ordered by each individual by any owner wanting to soften their water) They did a test on our water and it is Very hard but the 'ph' tested out ok. Howard will get back to us with bid information.

Meeting adjourned 7:30 pm. Next meeting to be scheduled in March.