

**Record of Proceedings
Executive Board Meeting**

**Aspen Highlands Village-
Parking and Loading Dock Association**

Held: Monday 8 November 2010 at 10:00 a.m.

0197 Prospector Road, Suite 2105

Aspen Highlands Village, Aspen, Colorado 81611

A meeting of the Board of Directors of the AHV-PLDA, in the County of Pitkin, State of Colorado, was called to order by President Nicholas DiMeglio at 10:03 a.m. The following people were present:

- Nicholas DiMeglio- President and Condo Association Representative
- Ron Chauner- Building 7 SkiCo Representative
- Jordon Sarick- Treasurer and Condo Association Representative
- Katalin Domszlay- Maroon Creek Station Representative
- Michael Kiernan-Operations Manager

Approval of Agenda

Mr. Chauner moved to approve the agenda, it was seconded by Jordan and approved by unanimous voice vote

Approval of 12 November, 2009 Minutes

Upon a motion made by Jordan Sarick and seconded by Ron Chauner, the minutes as presented by Mr. Kiernan were approved by unanimous voice vote.

Motion

Ron Chauner moved to approve the Resolution 70-604 Revenue Ruling and Mr. Sarick seconded. The motion passed unanimously by voice vote.

Discussion of Leased Space
To AT&T

The Board requested that Beach have the lease document with AT&T negotiated by a lawyer. The Board was concerned that the lease, as currently written, was decidedly one sided and vague. The Board wanted to see a plan of what equipment would be installed. The Board also requested an on site meeting with AT&T before the lease was negotiated.

Odor in Building 7

Mr. Sarick inquired about the onerous odor in and around building 7. Kiernan said that Beach contracted ECOS environmental to test

the odor for toxicity and origin. ECOS determined that the odor was not toxic but pointed out that the origin of the smell was likely coming from underneath the foundation of the building and that it would be extremely expensive to unearth the smell. Kiernan stated that the smell had not been apparent for several months. Jordan agreed that he had not noticed it in some time but nonetheless asked that the mitigation of the odor be kept as an ongoing action item. Dir. Chauner asked Kiernan when the materials from the sand and gravel separator would be removed and Kiernan said they were scheduled to be removed at the end of the week.

Discussion of 2011 Budget

Mr. Kiernan addressed the 2011 budget and the 2010 projected actuals stating that most importantly assessments would remain the same as 2010. Kiernan pointed out that there were no significant increases in the 2011 proposed budget. Kiernan explained that the 2010 Operation and Maintenance budget for the electric cars was significantly higher than budgeted because of unforeseen repairs to the vehicles but overall, PLDA would end the year under budget with a \$34,000 carry forward for 2011. Dir. DiMeglio asked about the increase in Salaries & Benefits. Kiernan said the increase was for retirement and pensions. DiMeglio asked if the Contractor Services budget was too high. The Board directed Beach to lower the Contractor Services budget from \$5000 to \$ 3000.

Motion

Ron Chauner moved to approve the 2011 budget with the proposed changes. Jordan Sarick seconded the motion and it was approved by unanimous voice vote

Other Business

President DiMeglio asked if there was to be an audit this year. Kiernan said that audits were every 2 years so there would not be and audit in 2011. DiMeglio asked Kiernan to e-mail the board about Directors and Officers insurance coverage. DiMeglio asked Kiernan to give a brief account of what Management was doing to address the concerns of the residents regarding unregistered cars and extraneous materials being stored in the garage. Kiernan said that notices had been issued and that the garage was to be cleaned of all unacceptable storage items that day. Kiernan went on to say that the unregistered car owners had been notified that there cars had to be removed.

Future Meeting

The annual membership meeting of the Parking and Loading Dock Association was set for Thursday 16 December at 12:00 pm at the White River Lodge, 0197 Prospector Road, Suite 2105, Aspen Highlands Village.

Adjournment

Mr. Sarick moved and Ms. Domoszlai seconded to adjourn the meeting, and by voice vote the meeting was adjourned.

Manager
AHV-Parking & Loading Dock Association

Date of Approval

Seal: