

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
Special Meeting of the Owners
August 27, 2024 – 3 :00 PM
Via Zoom

Present:

- Larry Newman
- Jerry Danni
- Matt Meldrum
- Heidi Lange – Joined at 3:15
- Bianca Bruce & Kyle Murphy
- Leslie & David Silverstein – proxy for Brett & Caitlyn Silverstein
- Scott & Katie Schofield
- Naveen Sidharaju
- Andy Neidert
- Jamia Gilas
- Adam Reecer
- Scout Walton – proxy for Martha Walton
- Sean Hagerman
- Jesse Kajer
- Erin Dicke, Toad Property Management

Erin called the meeting to order at 3:06 p.m. and after a short delay confirmed there was a quorum. Notice of the meeting had been sent out on August 9, 2024 together with some reminder emails.

Erin explained minutes of annual meetings were displayed on the Toad website shortly after each meeting: www.toadpropertymanagement.com. Jerry Danni made a motion to approve the minutes of the January 12, 2024 meeting. Matt Meldrum seconded the motion and it was unanimously approved.

Prior to the meeting an Amended 2024 Budget had been circulated to owners. The amendment included a special assessment for asphalt paving, \$8,000 per unit. Erin explained 3 units had already paved their driveways and the special assessment for those three units had been reduced by the actual cost of each driveway. Erin and Jerry Danni gave a brief update on why three driveways had taken the opportunity to pave their driveways shortly after construction and prior to the formation of a Board. Jerry Danni made a motion to ratify the Amended 2024 Budget as presented. Matt Meldrum seconded the motion and it was unanimously approved.

Erin explained a paving contractor, McDonald Paving, had provided a very competitive bid but only had time in August to complete the work. Delaying until Spring 2025 would increase the price by at least 20% and the Board acted quickly to engage the contractor while he was in Town with all the equipment, saving mobilization costs. Larry Newman said paving common areas and driveways had been discussed at a couple of the board meetings and bids had been requested from McDonald Paving and United Companies. Larry explained the two bids had been carefully reviewed, McDonald Paving selected, and McDonald Paving had completed the work within 3 days.

Concern was expressed about the short notice of a large special assessment without all owners being aware of the discussions. Erin explained Board meeting minutes were posted on the Toad website

shortly after each meeting: www.toadpropertymanagement.com. Erin said scheduled Board meetings were on the 4th Tuesday every other month at 3:00 p.m. with the next meeting in October. Attempts would be made to send notification, together with an Agenda to all owners, and the Agenda would continue to be posted on the website prior to the meeting. Owners were welcome to participate in all Board meetings.

Jerry Danni explained the asphalt paving would make snow removal easier and reduce annual maintenance expenses associated with the gravel.

Sending emails to owners with regular updates was suggested instead of just posting minutes on the Toad website.

Erin said the Board had been discussing future Capital projects and asphalt paving had been the top priority. Staining the garage doors and building exteriors would be completed in phases as necessary. The Board had also discussed possible changes to the wild native grass proposed by the Developer. Larry Newman said costs for the various projects would be considered by the Board. Adding wildflower seed mix to the native grass areas had been discussed.

Larry Newman said it would be easier to draft the Budget for 2025 now that the Board had a better understanding of actual operating expenses and the need for building funds for capital projects. A Reserve Study and Reserve Fund had been discussed by the Board and the Board would continue to work on that to avoid future special assessments.

Jerry Danni said some trees, planted by the Developer, had died. Erin confirmed a 2 year warranty was still in place but the landscaping company claimed lack of water as the problem. Erin said she would continue to follow up with the Developer as lack of water did not appear to be the problem.

Erin said options to protect walkways from snow and ice would continue to be researched. Scout Walton said it had been a problem during the past Winter and walkways and decks had become very icy. Erin encouraged owners to reach out to her with questions or concerns and the Board would discuss. Larry Newman said if owners had concerns about common areas those items needed to be addressed while the Developer was still responsible for those costs.

Concern was expressed about steps not being built in accordance with the original plans and the Developer had not installed pavers in accordance with those plans. Larry Newman confirmed McDonald Paving would be back in a couple of weeks to remedy some "ponding" issues. Larry said the area in front of Andy Neidert's garage door was the worst area and needed to be addressed as soon as possible to stop water going into the garage drain. Black stain on some cut edges of trim had been missed and might be a problem if the wood was left untreated. Erin agreed to follow up with the Developer.

A large, community firepit, was suggested. Concern was expressed that a gathering place might result in excessive noise late at night.

Erin confirmed a check would be sent to McDonald Paving for \$42,000 and she would continue to monitor the bank account and update the Board. Payments in mid September and mid December would be due to McDonald Paving and owners were encouraged to pay the special assessment.

The importance of a Reserve Study and Reserve Fund was stressed. David Silverstein said a Transition Study was also available to assist associations during the transition away from the Developer.

Matt Meldrum explained American Family had almost doubled the renewal insurance premium. Matt said adjusting coverage, a higher deductible, with American Family would reduce the premium and he had reached out to other companies and agents for new quotes. Some companies would not even consider providing a quote for the Association and one independent agent had said the American Family quote was a fair price based on the current insurance market. Erin explained all associations were facing the same issues and the insurance market had reduced significantly with many companies pulling out of the association insurance market.

At 4:18 p.m. Larry Newman made a motion to adjourn the meeting. Jerry Danni seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management