

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
Meeting of the Board of Directors
March 26, 2024 – 3:00 PM
Via Zoom

Present: Larry Newman
 Jerry Danni
 Matt Meldrum
 Alex Summerfelt, Toad Property Management
 Erin Dicke, Toad Property Management
 Rob Harper, Toad Property Management

Erin called the meeting to order at 3:03 p.m. and confirmed the meeting had a quorum.

Jerry made a motion to approve the minutes of the January 12, 2024 meeting. Matt seconded the motion and it was unanimously approved.

Larry made a motion to appoint Jerry as Vice President and Treasurer and Matt as Secretary of the Association. Jerry seconded the motion and it was unanimously approved.

Larry made a motion to establish the following terms for the five Board members:

Larry Newman	3 year term
Jerry Danni	3 year term
Matt Meldrum	2 year term
Bianca Bruce	1 year term
Heidi Lange	1 year term

Matt seconded the motion and it was unanimously approved.

After a short discussion Larry made a motion to establish a Design Review Committee and a Common Space Committee. Matt seconded the motion and it was unanimously approved. Larry said he would ask owners if they wanted to volunteer for the committees. It was agreed the Board would review any design plans prior to the Design Review Committee being established. Rob said Buckhorn was in the process of updating their design guidelines and Larry said those changes would be reviewed prior to guidelines specific to Basin Mountain being prepared.

Prior to the meeting a financial report had been circulated. Erin explained the response and service had improved at Lacy Construction following personnel changes at the company. Erin said Rob and Al's Backhoe had responded to a sewer line issue and research would continue.

Erin confirmed Toad performed regular drive throughs at Basin Mountain.

Erin explained roof snow removal was over budget as roof anchors had to be added by the snow removal contractor. The cost of the 12 roof anchors was \$2,400 and roof snow removal was approximately \$14,500. General snow removal was under budget.

Alex explained the current financial report and agreed to follow up with the accounting department for an explanation of the Aged Payables Summary showing \$11,118.21.

Erin confirmed one owner was delinquent on dues and she would continue to reach out to that owner.

Rob encouraged the Board to start to build up Reserve Funds for future large capital expenses.

Rob said there had been some confusion about snow removal at the beginning of the season. It was generally agreed the snow removal was now much better. Concern had been expressed about snow removal at some of the Limited Common Element walkways for the middle units. It was agreed to discuss at a future meeting after an informal walkaround the buildings had been completed in June.

Larry said he continued to research options for a shared dumpster. Larry explained any dumpster or enclosure needed to be bear proof.

It was unknown how many units were currently short term renting. Rob said Buckhorn Ranch had a short term rental document and encouraged the Board to review the document.

Alex explained Jacob With of Law of the Rockies had prepared a governance policy. Jacob was willing to draft Design Guidelines once the Board or the Committee had determined the substance of the document.

Concern had been expressed about parking of trailers, etc, on Elk Valley Road and in the common areas. Rob explained the State legislature had made it very difficult to tow vehicles. Buckhorn Ranch had started to place notes on vehicles/trailers and signage could be added if necessary.

Erin said when snow melted it would be possible to determine areas which needed painting/staining and bids could be obtained.

Erin explained a realtor and potential buyer wanted to participate in a Board meeting. The potential buyer had a Sprinter Van. It was agreed Larry would reach out to the other Board members and the matter would be discussed again.

Erin said a temporary measure to prevent snow from tumbling onto the walkways had been suggested. Larry agreed to reach out to discuss options, either permanent or temporary and report back to the Board.

Jerry said the Bylaws and Regulations needed to be signed. Erin encouraged the Board to review the Bylaws and Regulations and formal approval could be established at the next meeting.

Erin said Board meetings would be every other month on the 4th Tuesday of the month at 3:00 p.m.

At 4:21 p.m. Jerry made a motion to adjourn the meeting. Matt seconded the motion and it was unanimously approved.