

**BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.**  
**Meeting of the Board of Directors**  
**August 22, 2025 – 4:30 PM**  
**Via Zoom**

Present: Larry Newman  
Matt Meldrum  
Brett Silverstein  
Bianca Bruce  
Bob Dorsett  
Heidi Lange  
Bayliss Baker, Toad Property Management

Larry called the meeting to order at 4:31 p.m. and Bayliss confirmed the meeting had a quorum. Bayliss said notice of the meeting had been sent on August 18, 2025.

Brett made a motion to approve the minutes of the May 30, 2025 meeting. Matt seconded the motion and it was unanimously approved.

Larry explained he had assumed the role of Treasurer in addition to the role of President. A financial report had been circulated to the Board prior to the meeting. Expenses were running close to Budget and there were no concerns about delinquent dues. The Checking Account had a balance of \$39,044. Larry said the need for a Reserve Account would be discussed later in the meeting.

Larry asked that a discussion regarding insurance renewal be added to the Agenda.

Heidi Lonhay had volunteered to join the Board to fill the seat vacated by Jerry Danni. Brett made a motion to appoint Heidi Lonhay to complete the term vacated by Jerry Danni. Matt seconded the motion and it was unanimously approved.

Larry explained Law of the Rockies could not provide legal representation to the Association. Altitude Community Law would be able to represent the Association either on a retainer basis or a fixed fee basis. Larry recommended the \$350 per month Retainer option for the first year. Larry explained advice from an attorney over the next year would be necessary for Developer related matters as well as governing documents and changes to State law for associations. After discussion Brett made a motion to engage Altitude Community Law on the \$350 per month retainer. Bianca seconded the motion and it was unanimously approved.

Bayliss said proposals had been obtained from Lacy Construction, Dietrich Dirtworks and Lapis for snow removal. Lacy had been performing the snow removal and Dietrich would continue to perform the snow removal in Buckhorn. Toad would perform snow removal on walkways and in front of garage doors as needed. After discussion Matt made a motion to engage Dietrich for machine snow removal during the 2025/2026 Winter. Brett seconded the motion and it was unanimously approved.

Bayliss agreed to reach out to insurance carriers to find out what improvements would reduce the price of the premium. September 12, 2025 was the insurance renewal deadline and Farmers had been selected from the three bids obtained. The Farmer's premium was the least expensive and was less than the Association was currently paying.

Larry explained an architect was currently working on the design of the back steps to bring them into compliance with County requirements. Once the drawing was available Bayliss would obtain bids from Contractors for the work. Larry said the Association did not need to meet the County's new requirement for 4 or 5 feet of gravel around the outside of all new construction but it was something that could be considered.

As the back steps had not been built in accordance with the County building regulations the Developer might be responsible for some or all of the cost. Altitude Community Law would be asked to review and give an opinion.

The design had been completed for the common area drainage and Bayliss was obtaining bids for the work. Attempts would be made to have the French Drain work completed prior to the Winter.

Bayliss said he had met with Homegrown Gardens to review the wildflower areas. Dry conditions during the Summer and grass in the areas had prevented the seeds being successful. Irrigation was required for the future. A community work day for spreading seed was suggested so money would be available for other projects. Bayliss confirmed \$1,500 had been spent of the \$5,000 landscaping Budget for the year. Bob said the Aspen trees had suffered without irrigation and it was generally agreed drip lines to the small trees would be necessary going forward. Bob expressed concern that the mulch on the ground might prevent the seeds reaching the soil and germinating. Bayliss said wildflower seed would need to be raked into the ground.

After discussion Bayliss agreed to obtain bids for the installation of drip lines to all the trees. No irrigation would be added to wildflower areas at this time. Larry agreed to purchase wildflower seed again, approximately \$1,000, and the wildflower seed would be spread between early snow storms.

It was generally agreed Heidi could, at her expense, add gravel and some chairs in the common area. A fire pit would be discussed at a future meeting as the Covenants currently prohibited fire pits. Heidi would send an email to Toad outlining the project.

Bids had been obtained from McDonald Paving and SealCo for seal coating the asphalt. McDonald Paving would also be performing some warranty work to the original asphalt. The two companies had different square footage for the work. It was agreed Bayliss would ask SealCo to use the 26,800 square foot figure for the seal coating bid. Once a revised bid was obtained the Board would vote and a contractor would be engaged to perform the work prior to Winter. Bayliss said the seal coating work would exceed the \$15,000 in the Budget.

Bayliss explained Complete Coverage and Premier Painting had provided bids for the exterior stain on the buildings. Pristine Painting would also be providing a bid. Complete Coverage estimated \$60,000 every 3 to 5 years for the black stain on buildings. An additional \$7,800 for the garage doors. Premier Painting estimated approximately \$150,000. South facing black stain would require attention every 3 to 5 years but the clear coat buildings would only be every 7 to 10 years. Different siding options for the black siding could be discussed to reduce the future maintenance needs. For future planning purposes an estimate for the replacement of the black siding would be useful. It was agreed to discuss again in the future.

Bayliss said Crystal Clear recommended twice a year exterior window cleaning. The work could be scheduled for September 15<sup>th</sup> and 16<sup>th</sup>. Owners could opt for interior window cleaning. With the current construction it was decided the cleaning would be delayed until the Spring and only occur once a year. Bayliss said the third week of May would be a possibility and he would schedule with Crystal Clear.

Bayliss said Indoor Air Services had provided a bid for the cleaning of dryer vents and bathroom fan vents for \$3,450 in all 24 units. A mesh could be added to the outside of the vents and approval from Buckhorn was not necessary for that work. Subject to the cost of \$3,450 including the installation of mesh covers on the vents Brett made a motion to accept the Indoor Air Services proposal. Matt seconded the motion and it was unanimously approved.

Access to the units was required for the dryer vents and would be coordinated with owners. Emergency access to all units by Toad was discussed. After discussion it was agreed all owners needed to keep a key in a lock box in their garage and the garage lock box would be the same code as the garage door. Bayliss agreed to obtain a date from Indoor Air Services for the dryer vent cleaning and then reach out to owners for access. For owners without a lock box in their boiler room the Association would purchase and install a simple lock box.

Many units had short term or long term rentals. Buckhorn had a non owner occupancy policy which required contact information for local unit property managers to be provided to Toad. Bayliss agreed to reach out to owners and gather contact information for rental units.

Once the Association had Reserve Funds an interest bearing account would be set up to hold those funds.

Bayliss agreed to obtain a price for screw & glue on the roofs of all 24 units. Some units would benefit from heat tape on the roof and Bayliss would obtain an estimate for that work.

Alpha Mechanical were familiar with the hydronic heating system and owners could have an annual inspection. Some owners had encountered issues with the pump and Bayliss agreed to reach out to Alpha Mechanical to discuss a price for a replacement pump. Bayliss would be able to provide information to owners.

Existing thermostats were battery and Bayliss would research the cost to hook up the thermostats to the electricity. Owners would then be notified as it could be a community project. Smoke detectors also had a battery and the Association would research solutions.

Fire pits would be discussed in the future.

The next Board meeting would be a Budget discussion. Brett and Larry would work with Bayliss and Toad on a draft Budget. Larry said funds needed to go towards the Reserve and that could be part of the next Budget. Bayliss said a Reserve Study could also be prepared.

At 6:45 p.m. Matt made a motion to adjourn the meeting. Heidi seconded the motion and it was unanimously approved.