**BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.**

**Meeting of the Board of Directors**

**May 30, 2025 – 3:00 PM**

**Via Zoom**

Present: Larry Newman

Matt Meldrum

Brett Silverstein

Bayliss Baker, Toad Property Management

Rob Harper, Toad Property Management

Larry called the meeting to order at 3:03 p.m. and confirmed the meeting had a quorum. Bayliss said notice of the meeting had been sent on May 23, 2025.

Brett made a motion to approve the minutes of the February 25, 2025 meeting. Matt seconded the motion and it was unanimously approved.

Bayliss introduced himself as the new Toad representative for the Association. Bayliss explained some changes within the operation of Toad. Financial reports would be sent to the Association each month and Bayliss would be walking the property twice a month.

A year-to-date financial report as at April 30, 2025 had been sent to the Board prior to the meeting. Larry explained snow had been removed from the roofs once during 2025. Snow removal for 2025 was lower than the 2024 costs. Larry said Buckhorn Ranch had switched to Dietrich for machine snow removal and the Association could consider switching from Lacy Construction to Dietrich for the 2025/2026 Winter. Concern had been expressed during the Winter that Lacy Construction had plowed when there was just one inch of snow on the ground. Both companies charged by the hour for snow removal. Rob explained snow removal was sometimes performed to prevent ice building up on the asphalt and most companies mobilized when the Pow Cam on the mountain showed 4 inches. Bayliss agreed to request hourly rates from Dietrich and Lacy Construction and the Board would make a decision prior to the Lacy Construction Summer deadline for cancelling the Contract. Rob said he worked with both companies and both were good. Rob suggested cancelling the Contract with Lacy Construction while the Board reviewed the proposals. Bayliss agreed to do that.

No road maintenance work was scheduled for 2025. Bayliss agreed to reach out to MacDonald Paving to schedule sealing of the new asphalt in the Fall. Bayliss agreed to obtain a second bid for comparison.

Expenses were running under Budget year-to-date. No special assessments were expected at this time. Attempts would be made to fund projects using Reserve funds.

It was agreed the draft exterior lights letter would be sent to owners.

Larry continued to research options for the back steps and gas meter covers. A drainage design had been prepared for 231 Elk Valley. Larry said he had spoken with Buckhorn Ranch as part of the land was Buckhorn property. The cost of the work would probably be split between Buckhorn, the Developer and the Association.

The back steps were not up to code according to the County. Larry said he had spoken with the Developer and the scope of work needed to be finalized prior to any decision being made.

Wildflower seeds had been spread and a decision had been made to not operate the irrigation in those areas. Larry said he had asked Toad to remove the above ground irrigation system. Larry explained it might be a couple of years before the wildflowers appeared.

Bayliss said Mike Keith of Complete Coverage would be providing updated bids for the black stained portions of the buildings. Bayliss explained the AppFolio software would hold all the bids for Board review. Bayliss agreed to have Mike Keith confirm how frequently the black stain would need to be maintained.

Larry said the County fire safety regulations required gravel of 2 feet around new buildings. It was not essential for the Association to perform the work. It was agreed to review a bid for the work and Toad would be able to provide an estimate as well as local landscaping companies.

Bayliss said Crystal Clear would be able to perform window cleaning in September. Rob said there might be a slot in June as another association had decided not to have the work performed. It was suggested the work be performed twice a year – June and September.

Bayliss explained a bid of $3,450 had been obtained from Indoor Air Services from Montrose for cleaning dryer vents as well as installing a cover over the vents to prevent birds nesting. Details of the vent covers would be provided so Design Review could be completed. Work needed to be completed from the inside of each unit and the Association did not have keys for all units. Bayliss said he would reach out to owners and their property managers to arrange access for specific maintenance projects, including dryer vent cleaning.

Bayliss said units operating Short Term Rentals needed to provide contact information for a local property manager. Bayliss agreed to follow up with owners.

Jerry Danni had sold his unit and was no longer the Treasurer of the Association. An email had been sent to owners asking for volunteers to join the Board. After a short discussion Matt made a motion to appoint Larry as Treasurer. Brett seconded the motion and it was unanimously approved.

Bayliss explained a small piece of stucco had come off at 197D. Bayliss said he would reach out to contractors to complete that small repair.

Bayliss said some associations charged Short Term Rental fees. An annual fee appeared to be better than a nightly fee and an annual fee of $450 was being used by some associations. Larry suggested all owners operating Short Term Rentals needed to provide information about rentals prior to the rental occurring. Rob said it was challenging to get owners to provide information for each rental. Larry said the County had said Sales Tax needed to be charged on all rentals and the State of Colorado required owners to register with the State.

Larry said he had started to research legal counsel for the Association. Larry explained the common areas were still listed with the County as being owned by the Developer and not the Association. Another question would deal with a clarification of common areas around units. Law of the Rockies had written the Association’s governing documents on behalf of the Developer and would be familiar with those.

At 4:11 p.m. Brett made a motion to adjourn the meeting. Matt seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management