

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
Special Meeting of the Board of Directors
August 9, 2024 – 11:00 AM
Via Zoom

Present: Larry Newman
 Matt Meldrum
 Bianca Bruce
 Heidi Lange
 Erin Dicke, Toad Property Management
 Kat Loughan, Toad Property Management

Erin called the meeting to order at 11:03 a.m. and confirmed the meeting had a quorum.

Kat explained the purpose of the meeting was to discuss the asphalt paving project and the special assessment. Kat agreed Section 6.3 of the Bylaws stated special meetings could be called by members of the Board. Kat confirmed waiving proof of notice of the meeting was not necessary.

Kat said in accordance with Colorado law it would be necessary to amend the Operating Budget to include the special assessment approved by the Board. The Amended Budget would be sent to all owners and owners would have the opportunity to participate in a special meeting to discuss and ratify the special assessment shown in the Amended Budget. Notice of the meeting required a minimum of 10 days and not more than 50 days. The Amended Budget would be approved unless 50% of owners opposed the Amended Budget. Erin said a couple of owners had expressed concern about the special assessment but a majority of responses had been positive for the project. Matt said a meeting would be a good opportunity for all owners to express their opinions.

Erin confirmed the sewer line work was scheduled for the next week and would be completed prior to a paving project commencing.

Concern was expressed about losing the opportunity for the contractor, McDonald Paving, to perform the paving and costs might increase if the project was pushed to 2025.

Erin explained McDonald Paving had agreed to 25% paid upon completion of the project and 25% paid by September 15, 2024. The balance would be due by the end of the year. Erin said some owners would pay the full \$8,000 special assessment by the end of August and other owners would pay \$4,000 and then the balance by the end of November.

Larry said snow plowing might be quicker and less expensive once the paving was completed. Erin said Dietrich Dirtworks would be providing a bid for snow removal in addition to Lacy Construction. Concern was expressed about the timing of snow removal during 2023/2024.

Larry and Erin agreed to draft an email to owners explaining the benefits of moving quickly with the paving project and the general support of owners. Larry said he would be in Town to monitor the work by McDonald Paving and check drainage.

A special owner's meeting was scheduled for August 27, 2024 at 3 p.m. Erin would send notice of the meeting to all owners.

Erin would contact McDonald Paving to move forward with the paving project. Erin agreed to notify Buckhorn Association of the work. Short term rental managers would need to be notified.

An email would be sent to owners later in the day and then invoices would be sent out to owners a few days later. Prompt payment of the invoices would be requested.

Matt said he would reach out to owners who had not yet responded to the earlier email regarding the paving project.

At 11:55 a.m. the meeting adjourned.

Prepared by Rob Harper, Toad Property Management