

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
Meeting of the Board of Directors
October 22, 2024 – 3:00 PM
Via Zoom

Present: Larry Newman
 Jerry Danni
 Matt Meldrum
 Heidi Lange
 Brett Silverstein
 Tanya Kincaid
 Erin Dicke, Toad Property Management

Erin called the meeting to order at 3:02 p.m. and confirmed the meeting had a quorum.

Larry made a motion to approve the minutes of the August 6, 2024 and August 9, 2024 meetings. Matt seconded the motion and it was unanimously approved.

Prior to the meeting a draft 2025 Budget had been distributed. Jerry explained the actual expenses for 2024 and the 2025 draft Budget line items. Jerry said insurance premiums had increased by approximately 100% and that had a significant impact on the 2025 Budget. Erin explained Buckhorn had moved to Dietrich Dirtworks for snow removal instead of Lacy Construction. A contract had been received from Dietrich Dirtworks, rates were the same between the two companies, but Buckhorn legal counsel had some questions regarding language in the Dietrich Dirtworks contract.

Erin explained the Developer did not think the roofs needed to be shoveled during the Winter but several owners wanted the roof snow removed at least once during the season (approximately \$15,000). The amount of snow and timing of the storms would dictate when the snow needed to be removed but it was generally agreed a policy setting out general expectations would be useful. Dietrich Dirtworks would use a 644 Loader for ground snow removal, \$170 per hour, and it was anticipated the work would take approximately 1.5 hours each snowfall of 4 inches or more.

Larry explained some owners had requested several regularly scheduled maintenance projects be added to the Budget. Erin had researched and approximately \$25,000 per building (six buildings) was the estimated expense. Larry asked if expense line items should be added to the Budget to start to gather the funds for some or all of those projects. Larry explained that would allow Reserve Funds to be used for future large Capital projects. After discussion it was agreed to discuss at the annual meeting so that the method to fund some maintenance projects could be established for future budgets.

Attempts had been made to have the Developer accept responsibility for painting the black trim areas but that had been unsuccessful as the Developer said the trim had been prefinished by the manufacturer and any work was outside of the one year warranty. Larry said there were other items on the checklist prepared by the Association which the Developer had refused to pay for. Erin agreed to follow up with a painting contractor to determine how frequently the black trim would need to be stained.

After a long discussion Larry made a motion to approve the 2025 Budget with Operating Expenses of \$115,200 and dues \$400 per unit, per month. Matt seconded the motion and it was unanimously approved. The 2025 Budget included \$16,000 to perform the sealcoating on the new asphalt. Sealcoating in the future would be every 3 years. The Landscaping in the 2025 Budget would be reduced to \$5,000 instead of the original \$10,000 proposed. Roof snow removal would be reduced to \$14,000 and Road Maintenance increased to \$8,000.

Larry said he would reach out to the County and review the construction plans to determine the acceptable level of snowload for the roofs.

Erin confirmed \$132,000 for the special assessment had been collected and \$42,000 was outstanding. A reminder would be sent to those owners that the payment was due by the end of the month.

A transfer of \$9,000 to the Reserve Account would be made at the end of the year. Additional funds would be transferred to Reserve if possible.

Larry said wildflower seeds had been received and Bianca would be coordinating the spreading of the seeds when the weather was right. Two dead trees had been removed and there was one more to be removed. There were no plans to replace the trees at this time. New regulations in the County required grass to be at least 2 feet back from buildings and that would be discussed at a future meeting.

The annual meeting was scheduled for December 10, 2024 at 3:00 p.m. Erin said she would email owners advising them of the date and asking for volunteers to join the Board.

Larry said exterior window washing and the cleaning of dryer vents would be discussed at a future meeting.

Larry said he would continue to work on issues related to the construction of the exterior stairs and drainage. Plans were being drawn up for the drainage and then bids would be obtained. Larry explained he was trying to set up a meeting with the Developer to discuss the two projects and continue to follow up with the County.

Larry explained two units had received positive tests for radon. The Developer would remedy the issue. All owners would be encouraged to check their units. McDonald Paving had resolved the issue with the paving in front of some units.

Erin asked for the Board to reach out to her with topics for the annual meeting Agenda.

At 4:49 p.m. Larry made a motion to adjourn the meeting. Jerry seconded the motion and it was unanimously approved.