

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
Meeting of the Board of Directors
May 28, 2024 – 3:00 PM
Via Zoom

Present: Larry Newman
 Jerry Danni
 Matt Meldrum
 Bianca Bruce
 Heidi Lange
 Erin Dicke, Toad Property Management
 Rob Harper, Toad Property Management

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

Jerry made a motion to approve the minutes of the March 26, 2024 meeting. Matt seconded the motion and it was unanimously approved.

Prior to the meeting a financial report had been sent to the Board. It was generally agreed the Association was close to Budget with the exception of snow removal. Jerry explained roof anchors had been added above each unit and that expense had pushed the snow removal expense approximately \$2,000 over budget. The Budget included a line item of \$9,000 for the Reserve Account. Erin said she would research insurance payments as that expense was tracking under budget. Erin confirmed the financial year was January to December.

Erin explained the Developer had indicated the roofs would not need to be cleared of snow but several owners had expressed concern about the depth of snow on the roofs during the winter. Rob said snowfall records since 1960 indicated 214 inches was an average snow year. It was agreed to discuss snow removal at a meeting prior to the start of the 2024/2025 Winter.

Prior to the meeting Erin circulated the Buckhorn Ranch Design Review Guidelines and said Jacob With of Law of the Rockies would amend the Basin Mountain documents once the Board had met on site to discuss specific design requirements. Heidi requested a decision be made as soon as possible so that previously approved decks could be constructed. Erin said she had a list of Class A materials for siding and decks which met the local fire codes and would circulate that information to the Board. Rob explained any changes needed to also be approved by Buckhorn and Bart Laemmel would have information regarding the prior approvals. Erin agreed to reach out to Bart.

Jacob With had drafted Policies in accordance with changes in State legislation. Rob explained all associations needed to have those policies.

It was agreed parking in the common areas, including Sprinter vans, would be discussed at a future meeting and part of the Rules and Regulations discussion. Jerry expressed concern about some changes as Article 9 from the previous Rules and Regulations had been omitted from the revised version. Article 9 related to "Other Rules and Regulations". Rob and Erin agreed to research Article 9 and then the draft Rules & Regulations could be review and approved.

Concern had been expressed about trash cans being placed at the curb but not taken back to the garage after trash collection. Erin explained the short term rental property managers would be working with a Buckhorn resident and all trash cans would be returned to garages. The individual unit property managers would coordinate and provide entry codes, etc.

Erin explained the gas company had suggested covers be installed over the gas meters. It was agreed to discuss at the future on-site meeting.

Erin said painting contractors or the Toad maintenance crew would be able to perform some work in the Fall or work could be scheduled for Summer 2025. The work would be discussed with the Developer as part of the on-site meeting.

Rob recommended building a Reserve of approximately 6 months of operating expenses and Rob explained the need to start building a Reserve for capital items, such as new roofs, although that expense would be a long way in the future. Larry said the Developer had committed to having work on the crushed gravel in the common areas completed during the Spring/Summer.

Rob explained the introduction of a short term rental policy in Buckhorn had significantly reduced the number of complaints. The policy was difficult to enforce and relied on owners and their guests abiding by those regulations. Erin said she thought 5 units within Basin Mountain were currently short term renting. Erin agreed to reach out to owners to find out how many were currently short term renting and also remind them of the need to follow the Buckhorn regulations.

Larry said he had reached out to the President of the Buckhorn Board to discuss trailer parking, mailboxes and a dumpster. No conclusions had been reached at the present time. The Developer of land on the opposite side of the road might be willing to discuss sharing those services when development of that land was planned. The adjacent association was not willing to share their existing dumpster. Larry said he would continue to follow up as there were other possibilities.

Erin agreed to set up an on-site meeting in mid to late June to discuss responsibilities and projects with the Developer. All Board members were welcome to attend and Erin said Ethan from Toad would also participate in the meeting. Larry and Erin agreed to prepare a list of discussion items for that meeting.

Erin said the trees had been unwrapped by the company that installed the trees. Rob said the gravel would be removed from the grass areas and the condition of the trees would continue to be monitored.

Rob explained he had sold Toad Property Management but would continue to be part of the company through at least 2025. No significant changes to the day-to-day operation were expected and the new owner would be happy to meet with the Board.

At 4:00 p.m. Jerry made a motion to adjourn the meeting. Matt seconded the motion and it was unanimously approved.