

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
Meeting of the Board of Directors
November 9, 2023 – 4:00 PM
Via Zoom

Present: Larry Newman
 Matt Meldrum
 Laura Malone
 Jerry Danni
 Alex Summerfelt, Toad Property Management

Alex called the meeting to order at 4:04 p.m. and confirmed the meeting had a quorum.

Alex explained a draft 2024 Budget had been circulated to the Board prior to the meeting. Larry made a motion to adopt the 2024 Budget as presented. Jerry seconded the motion and it was unanimously approved.

Alex said notice of the annual meeting would be mailed to all owners and that would include an Agenda and introduction of the interim Board. A vote would be held at the annual meeting to formally establish the Board.

Alex said a snow removal meeting could be set up with Lacy Construction and attempts would be made to schedule that meeting for November 27, 2023. At that meeting the scope of work for snow removal would be defined. Alex explained Toad would perform the snow removal by shovel on the walkways and that scope of work would be discussed and defined.

The annual meeting was scheduled for Tuesday, December 5, 2023 at 5:00 p.m. (MT) via Zoom. Alex said he would notify all owners, via email, of that date.

Alex said he would email Larry as soon as possible with answers to the questions included in Larry's recent email. Alex explained the Covenants would define the General Common Elements (GCE) and Limited Common Elements (LCE) for the units. Alex said the Board would be able to review an owner request, on a case-by-case basis, regarding use of a common element. Alex explained Buckhorn Ranch Association had an architectural committee and Bart Laemmel of B2 Building Sciences took the lead on that committee. Alex said he had reached out to Bart to discuss the possible need for a separate committee or the Board to operate as the architectural review group.

Alex explained the Colorado Common Interest Ownership Act ("CCIOA") gave specific guidelines for board members. Alex stressed the need to operate as a board and not give individual advice to other owners. Alex explained board meetings would be open to the owners except when Executive Session was required for specific legal discussion.

Alex said all the interim board members would be part of an election process at the annual meeting and the terms on the board would be staggered.

At 4:22 p.m. Jerry made a motion to adjourn the meeting. Laura seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management