THE CORRAL AT BRECKENRIDGE HOMEOWNER ASSOCIATION
ANNUAL MEETING
August 2, 2025

I. CALL TO ORDER

The Corral at Breckenridge Homeowner Association Annual Meeting was called to order by Kirk Hanes at 9:07 a.m. in the Corral meeting room and via videoconference (*).

II. ROLL CALL & PROXY COUNT

Board members present were:

Kirk Hanes, President, 204E	Michael Yura, Vice President, 101W/103W
Bill Lake, Treasurer, 106S	Tricia Edelmann, Secretary, 102W*
Gary Base, Member, 207S	

Owners participating were:

Steve Smith, 101E*	Tom McFarland, 104E*
Lora & Steve Davis, 106E	Phillip Erickson, 203E*
Sue Slone, 206E	Dean Jacot, 207E
Dan Mikolitis, 301E	Tim Lawler, 102S*
Patrick Nowotny, 103S	Aaron Pence, 104S*
Pam Garner, 105S	Bill Schwartzkopf, 108S
Lesli McBride, 201S	Greg Walker, 305S
Fred Fischer, 203W*	Kevin Lewis, 209W
Karen Roth, 301W*	Timothy Flatley, 302W

Laura Hendrickson verified a quorum with 16 units represented in person, 12 by proxy and eight on Zoom.

Representing Great Western Lodging (GWL) were Erin Serrenho and Laura Hendrickson. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

III. VERIFICATION OF NOTICE

Notice of the meeting was sent on July 2, 2025.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

It was noted that Lora & Steve Davis (106E) and Patrick Nowotny (103S) should be reflected as attending the meeting in person.
Motion: A motion was made to approve the August 10, 2024 Annual Meeting minutes as amended. The motion was seconded and carried.

V. INTRODUCTION OF NEW CORRAL AT BRECKENRIDGE OWNERS

Kirk Hanes welcomed new owners Kevin & Susan Lewis (209W), Steven & Pamela Garner (105S), Karen & Joshua Roth (301W) and Andrew & Laura Crone (202E). Three units are currently listed for sale (100S, 206S and 207S).

VI. MARKET & TOWN UPDATE

Erin Serrenho reported the winter snowfall ended slightly above average. The Town of Breckenridge is seeing lower summer rental occupancy, with June and July down about 15% year over year and August pacing 10% down. Retail sales and restaurant revenue in town are also trending lower. New development is ongoing near the gondola and City Market, and future employee housing may be added along Airport Road and Highway 9.

VII. PRESIDENT'S REPORT

Kirk Hanes reported that the Board focus is on doing things right rather than quickly, managing insurance costs and the age of the boilers. Reserve contributions were increased from 10% of dues to 15% back in FY22/23 and to 20% in FY24/25. The Board has chosen not to follow the aggressive Reserve Study funding recommendation of $3.5 million, potentially requiring assessments of up to $22,500 per owner over three years, and instead is taking a more moderate approach. The current Reserve balance is approximately $355,000 with a $48,000 payment outstanding expense for the flashing project. He noted the Operating Budget is within 1.6% of projections.

VIII. FINANCIAL REVIEW

A. *Profit & Loss as of June 30, 2025*

Bill Lake reported that the budget included approximately $750,000 in dues and expenses. The Association was operating $15,000 favorable to budget through June 2025. The projection is to end the year with a surplus of about $12,000. There were overages in Boiler Repairs ($11,000) due to multiple leaks and Gas ($7,000) due to higher usage for the snowmelt system. Insurance was $17,000 favorable to budget, largely resulting from savings from the fire suppression system. Telephone expenses remain around $4,000 annually for the required lines for the fire alarm and elevator systems.

The Board recommends transferring the year-end surplus to Reserves per IRS Revenue Ruling 70-604.
Motion: Greg Walker moved to transfer any 2024/2025 year-end Operating surplus to Reserves. Dan Mikolitis seconded and the motion carried.

B. *FY 2025/2026 Budget Overview & Ratification*

The 2025/2026 Budget as drafted includes a 4.44% increase to Operating dues. The main drivers for the increase are the Gas (9.85%) and Repair & Maintenance (16.4%) line items. There was $189,000 spent this year from Reserves on the flashing project.

An owner questioned the increase in gas costs. Gary Base responded that there is a gas contract with Tiger Natural Gas but rates increased.

There was a question regarding why the Reserve funds were not earning higher interest. Bill Lake explained the roof funds were invested in a CD. The remaining

funds were kept liquid in a savings account for immediate access. The Board will be evaluating higher yield alternatives.

Motion: Bill Schwartzkopf moved to ratify the fiscal year 2025/2026 Budget. Greg Walker seconded and the motion passed unanimously.

IX. PROPERTY MANAGER'S REPORT

A. 2024/2025 Maintenance/Repairs Completed

Laura Hendrickson reviewed the list of completed projects:

1. Power washed the exterior walkways and stairwells, with deeper cleaning in heavily affected areas.
2. Repaired irrigation leaks and restored vegetation in impacted lawn areas.
3. Completed the flashing project.
4. Installed landscaping enhancements including bushes to replace the 3 large pine trees which were removed at the west entrance.
5. Two problematic gutters on the West building were repaired.
6. Irrigation and fire system backflows were tested.

B. Major Repairs/Replacement Anticipated or Pending

1. Additional gutter repairs are scheduled before winter on the East and South buildings.
2. Fire sprinkler system testing is scheduled for late August.
3. Window cleaning will occur in early September and gutter and downspout cleaning will follow in October.
4. One or two wood fence posts touching the south building will be replaced for fire mitigation compliance.
5. The men's toilet is being replaced and the men's urinal in the downstairs bathroom will be repaired.
6. Flammable materials should be removed from within 5' of the building envelope, per fire code.

X. OLD BUSINESS

A. Flashing Project

Kirk Hanes reviewed the efforts to identify the best solution for replacing the rusted flashing throughout the property. Two test installations were conducted at a cost of $10,000 each, both of which failed due to snow shovel damage and poor water shedding. The third and successful solution required grinding down the cement to embed the flashing properly, with caulking to seal the interface. The completed work has significantly improved the appearance and durability of the walkways. Some areas that are not visible were deferred for future consideration.

B. *Bulk Gas Contract*
Gary Base explained that the natural gas cost contract helps protect against price fluctuations. The new three-year contract was adjusted to better align with historical actual usage.

C. *Gym Equipment*
Michael Yura reported that the broken treadmill in the fitness room was replaced and a new set of dumbbells and accessories were added. The improvements have been well received and the room is now equipped with the essentials.

D. *Ownership of Units by Corporations*
Tricia Edelmann raised a concern based on trends in Florida, where corporations have purchased large numbers of condominium units in a single building, sometimes gaining majority voting control. She suggested investigating an amendment to the governing documents that would limit the number of units any one entity can own. The estimated legal cost would be $1,000 - $5,000. After discussion, the consensus among owners and the Board was to monitor the situation for now and not to pursue an amendment at this time.

E. *Dark Sky Ordinance*
Laura Hendrickson said all exterior lighting must comply with the Town of Breckenridge Dark Sky ordinance by January 1, 2026. Fixtures can only emit light downward. The common area lanterns have been retrofitted with bronze-colored shields. She is trying to find a shield that will fit in the smaller lanterns on the unit decks and the entrance flood lights.

F. *Board Meetings*
The frequency of Board Meetings has been increased to bi-monthly to improve Board response time for making decisions.

G. *Governing Documents Review/Revision*
The Association attorney was engaged to review and update the Association governing documents, which had not been revised since 2014, for compliance with current State and Federal laws. Some of the revisions addressed parking of Sprinter vans, displaying flags, pets and service animals. The updated documents are posted on the Owner Portal.

H *Property Walks, Service Issues & Personnel On Site*
Kirk Hanes explained that the management agreement with GWL specifies staff presence on site every day from 8:00 a.m. – 5:00 p.m. This expectation has not been consistently met during the summer. There has been discussion about this issue with GWL and they have responded with improved staffing practices. The team is actively performing property walks and documenting maintenance needs.

XI. NEW BUSINESS

A. CAB Homeowner Survey

Kirk Hanes reviewed the results of the CAB Homeowner Survey, which will help guide the Board priorities. There were 47 responses received. Overall, the owners gave property management services a B grade and maintenance a B+.

The top area needing improvement was repair and maintenance, followed by building cleanliness, common areas, financial transparency, "other" (dogs, low summer occupancy, noise, smoking, the trash garage and garage door painting) and snow removal. The high priorities for the next 3 – 5 years were common boilers, staining the buildings, spalling cement, roof replacement and technology improvements. The most requested additional amenities were game room updates, fitness room updates, a swimming pool and outdoor common areas. The biggest concerns over the next 5 – 10 years were rising HOA costs, maintaining and increasing property values, financial management, boilers, ensuring the property does not look tired and window replacement.

B. Common Boilers

Michael Yura explained that the South Building has a dedicated boiler system, which is more isolated and potentially easier to replace or manage independently. The West and East Buildings share a single system with three boilers, which complicates maintenance and potential future replacement. Michael noted that the boilers function through a series of plates. The plates have been replaced in two of the three boilers. Once these plates are no longer available, the entire system will likely have to be replaced at an estimated cost of $1 - $1.5 million. If one of the three boilers fails, the domestic hot water and heat will still be functional but the snowmelt system will no longer operate. When the system has to be replaced, the Board will consider more energy efficient equipment. Another option would be to replace the third boiler only at an estimated cost of $83,000 and the parts from the original boiler could be kept in inventory to repair the other two boilers.

C. Spalling Cement Areas

There are areas of severe concrete deterioration on the East and West building third floor walkways. Temporary patches will be done if permanent repairs cannot be completed before winter.

D. Owner's Forum

1. An owner asked about availability of stain for balcony railings and garage door sealant. Laura Hendrickson believes there is some extra paint in inventory or she can provide the Sherwin Williams paint color codes. The garage sealant can be painted to match the original color.
2. An owner asked if installation of privacy screens in first floor units was allowed. Kirk Hanes clarified that any screen replacements must match the existing screen for uniformity.

3. An owner said there is occasionally a strong trash odor in the hallways and coming in through their windows. Laura Hendrickson will try to find an odor minimizing solution.
4. An owner asked if there was a system that could detect leaks in the sprinkler heads. Laura Hendrickson explained that the alarm is triggered when there is a full sprinkler event but slow leaks caused by deteriorating system components are not typically detected. The best solution is to have units checked periodically.

D. Other New Business

1. Owners are reminded to pick up after their dogs.
2. Glass cannot be recycled in the single stream.
3. Kirk Hanes commented that owners should highlight property amenities to attract STRs, including the snowmelt in the parking lot and the updated hot tub, lobby and fitness room. Current photos should be used.

XII. ELECTION OF BOARD MEMBERS

The terms of Michael Yura and Tricia Edelmann expired this year. Michael was not running for re-election and Tricia was willing to serve another term. There were no other nominations from the floor and Tricia Edelmann was re-elected by acclamation.

XIII. SET NEXT MEETING DATE

The next Annual Meeting was set for Saturday, August 1, 2026 at 9:00 a.m.

XIV. ADJOURNMENT

Motion: Bill Lake moved to adjourn the meeting at 11:25 a.m. The motion was seconded and carried.

Approved By: _____ Date: _____

Board Member Signature