

## Summary

### Board Quorum and Leadership Transition

The board meeting began with a discussion about quorum, revealing they were one member short but decided to proceed with 9 members present and 2 proxies. Bob F announced he would stay on the board until the end of August, even though he hasn't officially sold his unit. The board discussed the process for replacing Bob F, with Mark explaining they could either wait for his official resignation or solicit interest from homeowners. The meeting then moved to approve last year's meeting minutes, with a correction needed for Bob F's unit number. The conversation ended with Dennis being asked to provide a Columbine Pool update, though this segment was not included in the provided transcript.

### Pool Safety and Recycling Updates

The meeting covered several updates and discussions. Dennis shared that a new camera system installed at the pool is working effectively to deter fence jumpers, with the system issuing warnings and capturing images of violators. Mark clarified that a 5% operational dues increase and a \$289 per unit special assessment have been factored into the budget, and he explained the new code system for pool access, emphasizing that fines for misbehavior would be levied against unit owners. The group also discussed the status of the bridge project, which is currently on hold, and Mark provided an update on recycling requirements, noting that single-stream recycling must be available on all properties as of June 1st, with a variance application submitted for additional time to implement the plan.

### Recycling Enclosure Project Discussion

The meeting focused on two main topics: recycling requirements and a new recycling enclosure project. Mark explained that the Association needs to meet a 25% recycling requirement for two properties, requiring approximately 4-6 recycling containers. They decided against modifying the existing dumpster enclosure due to potential town requirements to move it, instead opting to build a new recycling enclosure adjacent to the current one. The Association applied for a variance until ski season and submitted applications for a \$10,000 grant per property to help fund the new enclosure, which will be designed as an open structure to avoid triggering accessibility codes. Mark also discussed ongoing issues with contaminated recycling and the potential for fines from the town of Breckenridge, noting that waste management charges extra for contaminated recycling.

## Board Updates and Grill Safety

The board elected Andy Stewart as a new member, with Bob F. noting he would remain involved until selling his unit. The board discussed upcoming insurance changes, with Farmers requiring the removal of all grills by 2025 due to fire safety concerns, though State Farm might offer a more flexible option. The board considered either removing the two existing grills or potentially installing them on concrete pads at the bottom of stairs, though Mark noted this would require further cost analysis.

## Association Budget and Insurance Review

Mark provided a financial overview for the Association's budget cycle, explaining that banking remains with 1st Bank and accounts include operations and reserves. He reviewed key budget items, noting that while operational expenses like utilities and Columbine Pool dues are on track, insurance premiums have increased significantly due to wildfire risks in neighboring states. Mark mentioned that while Comcast is the only current internet provider with a 3-5% annual increase, there is potential for Allo to become an alternative provider in the future, though this is not currently a priority for their service area.

## HOA Budget and Assessment Approval

Mark presented the HOA's operational and reserve budget for the upcoming year. He explained that the operational budget includes a 5.9% dues increase, bringing monthly dues to \$821 per unit, and a \$32,400 annual reserve contribution. The board approved a \$20,000 one-time special assessment of \$1,111 per unit to cover upcoming projects, including building paint and pool repairs. Mark also discussed the reserve projection spreadsheet, which shows a deficit of about \$2,300 for the current budget cycle, but overall the HOA is performing well financially.

## Transformer Relocation and Cost Concerns

The board discussed the ongoing issue with the transformer located in front of the building, which does not meet current building code. Mark explained that Excel Energy has agreed to move the transformer but will not pay for reconnecting the building's electrical meters, known as secondaries, which would cost approximately \$50,000. The board decided to wait before pursuing the secondary reconnection, hoping that Excel Energy might pay for it

if the transformer fails or is moved on their own accord. They also discussed the transformer's useful life, which is about 20-25 years, and the potential noise issue it causes for nearby residents.

#### 2028 Assessment for Lot Improvements

The meeting focused on discussing an upcoming \$1,100 assessment per unit, effective July 1st, to fund painting projects and future improvements to the upper gravel lot in 2028/29. Mark explained that while this is the first assessment since his tenure, previous assessments were successfully paid, and emphasized that the legislation changed in 2024 regarding collections, though he doesn't anticipate issues given the property's high-value market. The board noted that while the assessment is below the \$10,000 threshold that typically causes concern in Breckenridge, they will monitor payment timelines and handle any collection issues privately.

#### Reserve Fund Financial Planning

The meeting focused on the financial status of the reserve fund, which currently stands at \$73,021, with a yearly contribution of \$32,400 and a potential expenditure of \$107,000, projected to reduce the balance to \$17,000 by June 2026. The board approved the IRS funding requirements, which dictate that surpluses are retained in reserves and deficits are covered by reserves to avoid income taxes. A tentative date of June 6, 2026, at 9 a.m. was set for the next annual meeting, with the understanding that proxies can be used if members cannot attend due to graduations. The regular annual meeting was adjourned, and the board meeting was called to order at 10:52.

#### Board Reserves and Leadership Transition

The board discussed adjusting the annual reserve contribution based on upcoming painting bids, with Robert suggesting an increase to avoid future special assessments. Mark agreed to update the budget and add new columns for the next painting cycle. The board also decided to appoint Dennis as the new President, with Dennis accepting the role and offering to take on the pool assignment. Bob, who is transitioning off the board, will remain involved as a special advisor.

#### Board Operations and Financial Updates

The board discussed several matters including a drainage issue at the entrance caused by snow plowing, which Mark will address with the snow removal company. They agreed to have Mark, Bob F., and Dennis review a new contract before presenting it to the full board. The group also discussed adding Linda and Bob Laird as signers on the bank accounts, with Dennis declining to be a signer due to SEC regulations. Mark offered to set up portal access for board members to view account transactions, and the conversation ended with a brief discussion about an avalanche in Switzerland where Andy was vacationing.