

Plaza Board of Directors Meeting
Owner Services Office – Conference Call
November 21, 2017 – 3:00pm MST

Board Member Present

Thor Hoppess – President (via phone)
Steve DeLaroche – Vice President (via phone)
Harry Ludewig – Board Member (via phone)
Randy Utz – Board Member

CBMR Present

Greg Melear – VP of Lodging
Heather Leonard – Director of Operations
Jason Fries – Chief Engineer
Billy Morgan – Properties Maintenance Manager
Jared Martin – Owner Services Assistant

Owners Present

Mary Hiteman – Iron Horse
Miles Hiteman – Iron Horse

Meeting called to order at 3:02pm. Quorum established.

Motion

Steve D. moves to approve the previous board meeting minutes as written.
Randy U. seconds the motion. Motion passes unanimously.

Window Project Update

Iron Horse Discussion

Thor mentioned his concerns with garage door installation at the Iron Horse. His first concerns being the easier access to the patio and the other being the noise.

Miles noted that the doors would not allow access to the patio, as they would only open a few feet. He also noted that slider doors/windows would cost more than the garage doors.

Jason noted that there would be no structural issues with the new doors. It was agreed that the doors should have a maximum opening height of two feet, and that the Board will need to vote on the issue and follow up with Mary and Miles.

Residential Window Update

Greg received the final invoice from Sawhorse, but noted that the flashing was included as an extra cost. Randy mentioned that the curtains should have been included in the cost from Sawhorse, per the annual meeting. It was believed that Dave Reed and Terry T. reviewed the contract from Sawhorse, and Greg signed for the Association. Greg will forward the Board the email chain from Dave and Terry, which shows the timing.

Greg mentioned that the southeast lawn was slightly damaged from the lift during installation.

It was decided that CBMR should negotiate with Sawhorse on eliminating the flashing cost, and then CBMR will fix the lawn issues and close out with Sawhorse.

Financials

Greg reviewed the Balance sheet and Income Statement for October.

Iron Horse Discussion (Continued from earlier)

It was agreed that the Board would allow the installation, but to ensure that CBMR monitors it closely.

Motion

Randy moves to approve two garage doors on either side of the fireplace to be installed into Iron Horse with the stipulation that they cannot be opened more than two feet, using pegs.

Steve D. seconds the motion. Motion passes unanimously.

TV/Cable Update

Jason noted that techs looked through the property with re-wiring contractors, if that is necessary. Jason also noted that the inside the individual units will be the issue, and that the owners will incur those costs. Jason will update board when he receives quotes on re-wiring.

Thor noted that we should also add internet upgrades to the next meeting agenda.

Tree Removal Update

Thor mentioned that the motion has already been made.

Randy spoke with a landscaper that recommended arborvitae for replacement, as it could be trimmed to size, but still block wind/dust from the parking lot. This would cost around \$600 for 15 trees.

It was decided that the issue will be brought back up in March, as no company will remove trees in the winter.

Other Business

VRBO

Thor mentioned that VRBO is switching to online booking only.

Heather mentioned that she has been meeting with the wholesale manager about this, and that CBMR wants to list all units on VRBO, but their system does not integrate with Synxis, the system that CBMR uses. She will hopefully have more answers in the next week or two.

Randy wanted to mention the issue of sediment building up in the vertical pipes. If an owner is doing renovations and ripping into a wall, they should replace the vertical piping during the renovation. CBMR will notify owners that they need to let CBMR know when doing renovations.

Next Meeting will be on December 19, 2017 at 3:00pm MDT.

Motion

Harry moves to adjourn.

Randy seconds the motion. Motion passes unanimously.

Meeting adjourned at 4:36pm MDT.