

WEST PACIFIC CAMPUS OWNERS ASSOCIATION, INC.
MINUTES OF BOARD MEETING

Association: West Pacific Campus Owner's Association, Inc.

Date Tuesday, September 10, 2019

Location Full Circle HOA Management
and via conference call
560 Mountain Village Blvd. #102B
Mountain Village, CO 81435

Directors Present Bill Sims, Wayne King

Owners Present Diane Johns, James Henry

Others Present Dan Witkowski, Elyssa Krasic

Meeting called to order at 3:01 pm MDT

Roll call; determination that a quorum of 2 of 3 directors are present.

Motion by Wayne King second by Bill Sims, to approve the minutes of the Thursday, December 13, 2018 board meeting.
All in favor. Motion passes unanimously.

567B Roof Work

Background provided by association manager referring to documents 16.1 Declaration and the demand Full Circle received from 567B owner.

567B Owner clarified he is not asking for Full Circle to pay for the roof improvement. He wants Full Circle to pay for the interior damages from the roof improvement.

Association manager provides history of the association hiring the manager for all snow removal on roof and ground. Back then, the attorney advised anything related to snow removal should be an association expense. Historically the association has paid for any damages related to snow removal.

567B owner states this was an unintended installation. He would like a third-party inspection of the installation and repairs completed by a third party.

Motion by Bill Sims second by Wayne King for the HOA to pay for the installation of the roof snow retention installed by Pro Services, estimate #2126 and the interior repairs to 567B up to \$600. *All in Favor, motion passes.*

Discussion of the future liability of the snow retention rod installed on 567B.

Motion by Bill Sims second by Wayne King determining the snow retention rod installed on 567B will be considered a Limited Common Element as defined by the Association documents and future repair costs will also be an HOA expense.
All in Favor, motion passes.

Discussion of closing the corridor between the buildings 567A and 571A in the winter months due to safety concerns from snow shed. Last winter tape was used to close off access. The board would like to look into options. The board directs Full Circle to invite comment from 571B owner. Owners of 571A, 567A and 567B support the idea. 571B and 567B would only be able to access their units from the alley or elevator.

573A Radon Mitigation Plan

New owner, Diane John introduces herself and shares the radon inspection reports. The highest levels are in the lower level front corner bedroom and so it makes the most sense to vent from that bedroom. Discussion of the radon report and mitigation plan provided by Ken Wyrick of Enviro Testing.

Motion by Bill Sims second by Wayne King to approve the radon mitigation plan as proposed with the elbow over the roof towards Davis St. *All in Favor, motion passes.*

Concrete project update

Discussion and update of the project. Full Circle is currently soliciting bids and vendors.

New Business

Send an email to Bill Sims and Wayne King requesting 10/18/19 for the Board budget meeting at 2pm MDT.

Motion by Bill Sims second by Wayne King, to adjourn the meeting. *All in favor, motion passes unanimously.*

Meeting adjourned at 3:58 pm MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT THEIR MEETING HELD ON November 14, 2019.