

**LAS VISTAS OWNERS ASSOCIATION
BOARD MEETING MINUTES
January 10, 2017 4PM
Teleconference**

Present:

Directors

Wally Carey
Brenda Harper
Ray Robbins
Sidney Schultz
Eileen Bradley
Cynthia Kruse

Management

Steve MacDonald
Hannah Wedeking
Todd Goulding –Goulding Development Advisors, LLC

Call to Order

The meeting was called to order by Brenda Harper at 4:06PM

Approval of Minutes

Minutes for last board meeting of November 9, 2016 were unanimously approved.

Old Business

Construction Update

Schedule/Punch List Progress

The construction costs that have been recorded to date, both hard and soft, are attached. The punch list for buildings 4-8, 15-24, and the two Casitas buildings are also attached. Todd and TAB are working on a quantitative amount for this punch list work. Todd is recommending a 150% hold back on the punch list work that needs to be done. Buildings 1-3 and 9-11 have not yet had a punch list done. This is hard to do during the winter. Building 12-14 has not yet started and this has been postponed until spring. Todd found some labor discrepancies on the change orders and is doing an audit to verify the hours allocated to each unit. No new invoices have been received in the past month. Kern has paid all vendors on project. Todd has billings that total approximately \$260,000, that have not been paid. Todd recommends a payment of \$54,000 to Kern, today, with the remainder being held until his audit is complete. Ray moved to approve a \$54,000 payment to Kern, Eileen seconded the motion. Five were in favor and one was against. Todd said that Kern had agreed to hold his prices for the summer of 2017. Vail management will contact Steve Kern and ask for a letter stating that all stucco work at Las Vistas has been completed per the manufacturer specifications.

New Business

Gilles Heat Tape Question

Heat tape is an owner responsibility that can fail at any time. The heat tape should be regularly checked, by the owner. Vail Management Company does a biweekly check on the heat tape at the bottom of all units. Brenda will contact the Gilles to let them know that their heat tape repair was an owner's expense.

Pet Policy/Complaint from Neighboring Property

Board discussed the complaint from the neighboring property, The Ridge. Owners from both The Ridge and Las Vistas observed an owner letting out two dogs and not picking up their droppings. The board requested Vail Management Company send out a reminder of Las Vistas Pet Rules & Regulations and send out a letter to the specific owner that the complaints originated from specifying the rules that have been broken.

Snow Removal

The board provided feedback for the contracted plowing company. There have been issues in timeliness and staging of snow removal around the lower triplex building; otherwise work is being performed satisfactorily. Vail Management Company will reach out to the plowing company with the feedback from the board.

Financials

The Board reviewed current balance sheet, assessment summary and AR. VM recently issued past-due reminders to all accounts over 30 days. Board unanimously approved financials.

Meeting was adjourned at 5:15PM