

**Las Vistas HOA  
Board Meeting Minutes  
July 11<sup>th</sup>, 2017, 4:30pm  
Teleconference  
DRAFT**

**Present:**

**Directors**

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

**Call to Order**

The meeting was called to order at 4:30pm.

**Approval of Last Meeting Minutes**

Byron motioned to approve the Board meeting minutes, as amended, from June 13<sup>th</sup>, Cynthia seconded and all were in favor.

**Arbitration Update**

Brenda stated that attorney Jim Stovall is representing Hayden Scott. It is not clear who is representing Raymond Dwyer. John Dunn has submitted a motion to dismiss the claim. The arbitrator will make a ruling before July 20<sup>th</sup>. If he denies the HOA motion, the rescheduled arbitration will be on August 29<sup>th</sup>.

**Construction Project**

Punch inspection of Units 1-3 and 9-11 will occur Friday, July 14. Following these initial inspections, the architect and construction supervisor will begin verifying satisfactory completion of punch items starting at Unit 24 and working down.

Ray questioned Kern charging for small tools. Brenda stated that Todd felt that charging for small tools is justified. Sid concurred that projects typically have a billing line item for small tools.

Brenda ran through the final assessment summary showing many owners have paid in full. Unit 9 has chosen to take the HOA financing. A couple of owners continue to re-question cost breakdown. Specific items are being researched and responded to; however, if owners remain unsatisfied with the explanation provided, there has to come a point, when the HOA must proceed with assessment of late fees and interest on outstanding balances.

Ray motioned to begin charging late fees and interest beginning August 1<sup>st</sup> to any unit with an outstanding balance due. Cynthia seconded. All were in favor, except Byron against.

The Board agreed to pay down \$250,000 on the construction loan, more if possible.

### **Landscaping**

The Board discussed Unit 15's request for the HOA to pay for removal of the large spruce tree to the south of their unit because of removal of branches at mid-level to erect scaffolding during construction. They also have asked if the HOA intends to replace the bush removed during construction that was necessary to make repairs to the west side of the building. The Board decided the bush would not be replaced as this area already has an abundance of planting and it was too close to the building. The Board further decided that since the removed branches have not affected the health, structural integrity or longevity of the Spruce tree, it does not meet criteria for HOA removal. However, the Board agreed to reconsider a request for removal at owner expense because it is obstructing view corridor and blocking light.

We are still in restoration phase to reinstate areas damaged during construction and restore plantings in areas where diseased and dying Aspen trees were removed last Fall. Kelli and her team are presently working on repair to stone stairs and improving the unsightly appearance of the slope between Unit 21-22 which was heavily trafficked during construction. We are waiting to see how the reseeded areas do as the summer progresses.

### **New Business**

The Board decided to answer questions about the repair project to realtors or lenders as they arise.

Brenda reviewed financials presented.

Brenda would like to receive next year's budget to be prepared in advance of the annual meeting so the Board has time to review. Vail Management is waiting on input on scheduling future maintenance/capital repair from Todd and TAB.

Byron feels that a hard copy record of HOA activities needs to be kept.

### **Next Meeting**

Brenda will set the date for the next meeting of the Board.

### **Adjournment**

The meeting was adjourned at 5:50pm.