

**LAS VISTAS OWNERS ASSOCIATION
BOARD MEETING MINUTES
November 9, 2016 4PM**

Present:

Directors

Wally Carey
Brenda Harper
Ray Robbins (teleconference)
Sidney Schultz
Eileen Bradley

Absent:

Cynthia Kruse
Byron Phillips

Homeowners

Christie Smith

Management

Paul Huntoon – Vail Management Company
Todd Goulding –Goulding Development Advisors, LLC

Call to Order

The meeting was called to order by Brenda Harper.

Approval of Minutes

Minutes for last board meeting of October 11, 2016 were unanimously approved.

Old Business

Landscaping Update & Future Phasing

Christie Smith provided an update on performance of Phase 1 landscaping work approved at the last meeting; including experimental knuckle grinding of tree root stumps around Unit #1. These areas have been reseeded, and will be monitored to determine if this is an effective way to deal with pervasive roots. Three fruiting crab apples in front on Unit 32-34 were removed for safety as these were attracting wild life. Christie will follow-up with Kelli on whether remaining stumps can be made less noticeable. Eventually, replacement vegetation will be planted in these areas. The rocks in the drainage ditch at the entry of the lower Casitas and townhomes have not been removed as of yet. It is still hope that these can be removed by winter. Cost of work to date totals \$8036.

Christie reviewed a proposal for the next phase of essential restoration work to start next spring. This includes replacement trees, shrubs and perennials. All species proposed are hardy, drought tolerant, low growing or can be pruned to maintain view corridors. The new planting would also

be within the scope of the existing sprinkler system, which is estimated to still have about 5 year's useful life. Total estimated cost of this phase is \$5,458. The Board reviewed the suggested planting and site plan. Ray suggested obtaining an estimate on including the east side main entrance bed in this phase, and possibly looking to the Ridge to contribute to the cost of the entry work as enhancements benefit both properties. Christie will follow-up with Kelli on getting a plan and estimate for this bed. It was also agreed that Christie review the overall proposal with Byron when he is next on property and obtain his input, as he has extensive knowledge of landscaping. A motion was made by Wally, seconded by Eileen to approve expenditure of up to \$6,000 from capital reserve funds for proposed Phase 2. Motioned carried unanimously. The Board discuss and finalize selection on species and plantings in February.

Construction Update

Schedule - Punch inspection of Units 15-24 went well. Most issues were minor. The most significant being some areas of exposed corner bead which Kern has already addressed. Once all punch items are completed, there will be another walk through inspection before final sign-off. Punch inspection of Units 4-8 had to be postponed because too many items were outstanding. Hopefully, this will be re-scheduled for later this week or next. On remaining buildings, the main scope of stucco work has been completed and final trim and paint are underway. The aim is to be 95-99% wrapped up by Thanksgiving.

Owner Warranty Concerns – There was a lengthy discussion on continued concerns of one unit owner over work performed on a particularly cold day in September. This was discussed at the last Board meeting. Sto representative has already indicated, he saw no cause for concern and stucco work project wide will receive the same unconditional warranty. In addition, money will be retained until the final written warranty is received. Therefore, at this point the Board feels there is no reason to pursue this matter further with Sto or the contractor, and this owner will receive the same level of warranty as every other unit.

Budget/Cost Review – Todd reported that some issues have been noted with the last pay application. For example, the number of hours billed to install deck flashing on one unit are out of proportion to the scope involved. These has been relayed to Kern and payment being withheld pending further investigation. Also, some concern has arisen on final deck costs, where the scope of work does not seem to support the cost. As part of the as-built drawings, Tab is also going to prepare a record of work for each deck which will assist in reconciliation of cost. In the meantime, Todd recommends not funding any change order pay applications until all questionable invoices have been resolved. In this situation, Kern may opt to file a lien or stop work for failed payment. However, it was agreed the HOA must protect itself financially, and any questionable billing must be fully investigated. Upon motion made, seconded and passed, the Board approved postponing payment on change order invoices pending investigation.

Owner issues with cost allocation – One owner who has spent considerable time reviewing cost allocation on their building, has raised several concerns on cost allocation and billing that could indicate over-charges. These have been communicated to Todd, who is investigating specific

issues. However, the owners have requested access to the global spreadsheet maintained by Todd so they may cross reference their assumptions and allocations, to ensure their assumptions are correct and pin-point cause for discrepancy. The Board agrees to this request. Todd requested he be allowed to spend a little time with the owner showing them how to interpret and follow the spreadsheet. This was approved.

Until all charges and cost allocations are verified, final hard construction costs cannot be issued to owners. However, Todd can provide estimates on request based.

New Business

Maintenance Schedule

The Board asked again that VM prepare a schedule of regular maintenance tasks they perform, such as window washing, leaf clearing, heat tapes, etc. so owners are clear on their individual responsibilities and also for Todd to incorporate into a new master schedule.

Financials

The Board reviewed current balance sheet, assessment summary and AR. In response to a question from a Board member, the amount and procedure for late fees and interest assessment will be confirmed with VM and communicated to the Board.

Other Business

Window Washing – An alternative window washing company has been hired and windows should be washed in the coming week.

There being no further business, the meeting was adjourned.