**TERRACES AT MEADOWS RUN**

**A COLORADO NONPROFIT CORPORATION**

**AGENDA FOR SPECIAL BOARD MEETING**

**April 26th, 2021 12PM MT**

1. **Board Members Present:**
2. Michelle Caporicci
3. Tim Cass
4. Pete Carson

**Others Present:**

Scott Benge- Catapult Consulting

Alex Keeton- Catapult Consulting

Nicole Pieterse- Legal Counsel

Catie Bell #301

Richard Udd #801

Brain Linxwiler #901

Leon Aarts #1202

Anne Risewick #1102

JC Risewick #1102

DeNita Freeman #1101

1. **Proof of Quorum:**

A quorum was met with 3 board members present.

**Scott Benge called the meeting to order at 3:00 p.m.**

**Proof of Notice:**

Notice for the April 26th meeting was sent out on 3/29/2021, with a reminder sent out 4/26/2021.

1. **Approve Agenda for 4-26-2021 Meeting:**
2. Tim Cass motioned to approve the agenda. Pete Carson seconded that motion, the motion passed unanimously.

**Approval of minutes of prior board meeting 3-29-2021:**

Michelle Caporicci made a motion to approve the minutes subject to the update of an owner being in favor of the fire pit removal. Tim Cass seconded that motion, the motion passed unanimously.

1. **Old Business:**

**No Old Business.**

**New Business: Appointment of new Director to fill vacancy**

Tom Forman consulted with Scott Benge and would like the board to consider installing a step facing the ski slope on his deck. Tom Forman stated that the other decks have a step on the porch, and he would like a step leading to the lawn which is around a 2 ft. drop. The board agreed to come back to the issue after having Scott analyze the situation further. Karen Locke requested the adjustment of stone wall at the end of her **garage** due to it moving over time, and making it **difficult for them to access their garage** as well as being an eye sore. Tim Cass suggested that Scott look at the rocks in the following week, and see if it would be sufficient to get rid of the rocks. The Lockes pointed out they would like larger landscaping rocks due to hikers using the area and knocking snow into their driveway creating difficulties for them. Scott will discuss the available options to handle the stone wall with the landscapers.Scott Benge described the roof leak in Brian Linxwiler’s unit #901. Elk Mountain Property did not use the proper screws on Brian Linxwiler’s side of the roof and this was identified immediately by Stone Ridge Roofing.  Therefore, when an ice dams formed, water ran back up underneath the corrugated metal and found its way into the holes that those improper screws left behind that are not grabbing the snow/ice shield properly. Scott has been in continuous contact with Elk Mountain Property to address the issue and to have them cover some if not all the cost of damages. He will keep the board up to date on his progress with Elk Mountain Property. Tim Cass expressed that he would like to hold those who are making costly mistakes accountable. Scott stated that moving forward Stone Ridge Roofing will be the roofers used. Karen Locke discussed the Treks board lining on her deck coming up. Scott Benge will be there with the contractor who did the work in the following week and they will look at the area. The board discussed the vacant board position, and will come back to it in a later meeting after conversations with those who may have interest.

**Update on Unit 1201 Water Leak**

Scott Benge stated the common area repairs have been done, and he will do the final walkthrough of the foyer. The remodel in David Frys Unit #1201 has been started. Scott stated $122,000 is what the HOA has been paid thus far, with more costs incurring. Leon Aarts will check to make sure they have not paid any invoices, and the HOA has incurred all of the costs.

1. **Executive Session:**
2. Tim Cass made a motion to move to the executive session regarding Elk Mountain and Unit 1201 Water Leak. Michelle Caporicci seconded that motion. The motion passed unanimously.
3. **Consultation with Legal Counsel CRS 38-33.3-308(4)(b) and (f); and**

**The Board made the following motion after coming out of executive session:**

1. Pursuant to Section 7.08(a), 7.08(f), 8.02 and 10.15 of the Declaration, in connection with the leak discovered in Building F on November 18, 2020, I move to levy an assessment against Units 1101, 1102, 1201 ad 1202 for:
2. 1. the costs incurred by the Association to remediate each such Unit;
3. 2. 1/4th of the costs of Xtract’s mobilization for Building F to the extent not charged separately to each such Unit;
4. 3. 1/4 of the cost of remediation and repairs to the Common Element Areas; and
5. 4. 1/4th of the overhead costs incurred by the Association, which includes, for example, attorneys’ fees and management fees.
6. The foregoing assessments may levied in installments, the number of installments and amount of each shall be determined by Catapult Consulting and the President or Treasurer.
7. **Adjournment of meeting.**
8. Meeting was adjourned at approximately 3:49 PM MT