

**STONEHAVEN AT BRECKENRIDGEASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 21, 2020**

**I. CALL TO ORDER**

The Stonehaven at Breckenridge Association Board of Directors Meeting was called to order by Gary Sawkins at 10:22 a.m. via teleconference.

Board Members Participating Were:

Gary Sawkins, President

Stuart Walsworth, Secretary

Rae Anderson, Vice President

Gary Gallagher, Member

Owner Elaine Gort was a guest at the meeting.

Representing Basic Property Management were Gary Nicholds, Eric Nicholds and Jason Blarjeske. Erika Krainz of Summit Management Resources was recording secretary.

**II. APPROVAL OF PREVIOUS MEETING MINUTES**

Gary Gallagher requested addition of an Action Item that a notice will be sent to owners about doing a water study and asking owners not to tap into the irrigation.

**Motion:** Rae Anderson moved to approve the February 13, 2020 Board Meeting minutes as amended. Gary Gallagher seconded and the motion carried.

**III. FINANCIAL REPORT**

*A. Balance Sheet and Profit & Loss as of March 31, 2020*

1. Operating Cash - \$36,964

2. Reserve Cash - \$69,255

3. Total Cash - \$106,219

4. Combined Operating/Reserve Net Income/(Loss) – \$863, which was \$3,704 favorable to budget.

**Motion:** Gary Gallagher moved to accept the financial report as presented. Rae Anderson seconded and the motion carried.

**IV. MANAGEMENT COMPANY REPORT**

*A. Irrigation*

Neils Lunceford will start up the irrigation on Thursday, June 4<sup>th</sup>.

*B. Staining*

The staining letter was sent to affected owners on March 3, 2020.

**Action Item:** Gary Nicholds will send a follow up note and request confirmation from all owners who need to stain this summer.

C. *Culvert Cleaning & Tree Pruning*

Eric Nicholds has identified a company, Clear Water, that can do the culvert cleaning. He is working with the company to confirm the cost and schedule the work.

**Motion:** Gary Gallagher moved to increase the budget from \$14,000 to \$17,000 for items such as seal coating, tree pruning and culvert work, in order to get all work done in 2020. Rae Anderson seconded and the motion carried.

**Action Item:** Eric Nicholds will ask Rick Herwehe to mark any trees that need to be cut down so owners can provide feedback. He will inform the Board of the schedule so any available Board members can try to be on site during the cutting.

D. *Asphalt*

A-Peak has the Stonehaven crack filling and seal coating on their schedule for early June.

**Action Item:** Eric Nicholds will inform the Board of the schedule once finalized.

E. *Liability Waiver*

Gary Nicholds recommended requiring Elaine Gort to sign a liability waiver when she does the volunteer landscaping work. The Board agreed this was a good idea.

**Action Item:** Gary Nicholds will contact Elaine Gort.

V. **OLD BUSINESS**

A. *Landscaping*

Elaine Gort reviewed her plans for landscaping, which include a few plants, flowers and mulch in the common areas. Rae Anderson suggested addition of some rock instead of mulch in some areas. Gary Gallagher noted that the culverts will be flushed. Nothing should be planted in areas that will be damaged when that occurs.

**Action Item:** Gary Nicholds will approach the owners of the first house on the right about covering the visible area of their foundation.

The Town is offering a free irrigation system inspection. Gary Gallagher will contact Laura Lynch from the Water Department for clarification of what the inspection includes. Neils Lunceford should be involved.

**Motion:** Gary Gallagher moved to approve a budget of up to \$1,000 for landscaping improvements in the entrance and common areas. Rae Anderson seconded and the motion carried.

B. *Basketball Hoop*

Elaine Gort said she would like to place a basketball hoop across the street from her house. The Board agreed to approve the request for the period during the COVID-19 restrictions.

**VI. NEW BUSINESS**

There was no New Business.

**VII. SET NEXT MEETING DATE**

The Annual Meeting was scheduled for Friday, September 11, 2020 at 3:00 p.m.

**VIII. ADJOURNMENT**

**Motion:** Gary Sawkins moved to adjourn at 11:24 a.m. Rae Anderson seconded and the motion carried.

Approved By: \_\_\_\_\_  
Board Member Signature

Date: \_\_\_\_\_