

**STONEHAVEN AT BRECKENRIDGE ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 8, 2024**

**I. CALL TO ORDER**

The Stonehaven at Breckenridge Association Board of Directors Meeting was called to order at 3:00 p.m. at Gary Sawkins' residence.

**II. INTRODUCTIONS**

Board Members Participating (\*via videoconference) Were:

Gary Sawkins, President	Jay Moody, Director
Pat Loftus, Director*	Mike Hruza, Director

Owners Aaron Duke and Mark Ver Hoeve were guests at the meeting.

Representing Basic Property Management (BPM) was Eric Nicholds. Erika Krainz of Summit Management Resources transcribed the minutes from recording.

**III. QUORUM CONFIRMATION**

With four Board members participating, a quorum was confirmed.

**IV. APPROVE MINUTES FROM PREVIOUS MEETING**

**Motion:** Jay Moody moved to approve the June 28, 2023 Board Meeting minutes as presented. Mike Hruza seconded and the motion carried.

**V. OLD BUSINESS**

*A. Dark Sky Ordinance*

Gary Sawkins confirmed that the exterior fixtures are dark sky compliant. There was agreement that the bulbs should be 60 watts dark sky compliant.

**Motion:** Pat Loftus moved to adopt a 60 watt LED bulb as the standard. Mike Hruza seconded and the motion carried.

**Action Item:** Eric Nicholds will schedule a date to replace the bulbs and will have notice sent to all owners. The owners can take out their light bulbs before Eric arrives if they want to save them.

*B. Neils Lunceford*

Gary Sawkins expected the proposal would be about \$20,000 but it came in at \$26,000. Neils Lunceford increased their labor cost by 40%. He suggested scheduling owner work days in the spring and fall to mitigate the expense. The Board agreed to remove the \$10,000 cost for the spring and fall clean-ups from the bid and to try to find another less expensive contractor to do the work. The Board will work on getting another bid before the fall clean up.

**Motion:** Jay Moody moved to amend the contract to eliminate the spring and fall clean-ups. Mike Hruza seconded and the motion carried.

Mowing and trimming is included eight times at a cost of \$11,040.

**Motion:** Mike Hruza moved to reduce the mowing and trimming frequency from eight to four. Pat Loftus seconded and the motion carried.

The cancellation of leaf clean up and reduced mowing need to be submitted to Lunceford for a new bid.

**VI. BASIC PROPERTY MANAGEMENT REPORT**

Eric Nicholds reviewed the following:

1. Asphalt – He received a \$100,000 estimate for a 2” overlay. This project probably does not have to be done for several more years. The Reserve balance is currently \$98,000.
2. Dumpster Shed – Eric Nicholds recommended and will work on fixing the door and adding a header.

**VII. NEW BUSINESS**

The Town is now running a bus to the property twice every hour.

Mark Ver Hoeve will submit a formal proposal for tree removal.

**VIII. SCHEDULE NEXT MEETING**

The next Board Meeting will be held in March or April.

**IX. EXECUTIVE SESSION**

The Board convened Executive Session at 3:28 p.m. to discuss personnel matters.

**Action Item:** Eric Nicholds will ask Madison Tomson to purchase a \$300 gift card for Elaine Gort in recognition of her work on behalf of the property.

**Action Item:** The Board will try to identify potential new Board candidates.

**X. ADJOURNMENT**

The meeting was adjourned at 3:36 p.m.

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

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