

**Beaver Run Homeowners Association
Annual Meeting
Breckenridge, Colorado**

**April 1, 2017
Minutes**

The 2017 Annual Beaver Run Homeowners Association (BRHOA) Meeting was called to order by Lou Herman, President. A total of 137 units were represented in person and 54 by proxy for a total of 191, constituting a quorum.

Introductions – Welcome

Lou Herman (President of Board) welcomed the homeowners and introduced: Rich Nelson (Vice President); Greg Paschke (Treasurer and Secretary); Board Members - Joyce Kupsh, Ray Marshall, Steve Rafferty, Jim O'Donnell, Tom Penland; Bob Barto (Beaver Run General Manager); and Joe Shackleton (Bridge Hospitality).

Approval of Minutes

A motion was made to approve the minutes of the 2016 Annual Meeting as distributed. The motion was seconded and carried.

Reports were presented by Lou Herman and various other speakers. Many slides supporting the speakers were shown. The slides from the meeting can be found on the website along with the meeting minutes. A brief synopsis of the meeting follows:

Status of the Property

Improvements for 2016 and 2017 – Lou Herman and Todd Harris

Todd Harris, Maintenance Manager, reviewed the many 2016 and 2017 property improvements.

Building 1 Walkway Update – Lou Herman and Todd Harris

Todd Harris discussed the Building 1 walkway and the construction schedule.

Financial Reports –Rae Anne DeBonville

Rae Anne DeBonville, Controller, discussed the HOA financials. The final audited financials for the HOA are on the website and were available to the Homeowners at the Accounting station. Rae Anne DeBonville reviewed the Rental Program financials.

Strategic Planning – Joe Shackleton and Rich Nelson

Rich Nelson and Joe Shackleton reviewed the strategic plan short term, medium term and long term goals.

Board Member Awards – Rich Nelson

Rich Nelson presented awards to Pete Novembre, Board Member Emeritus, and Joyce Kupsh, Board Member Emerita, for their 17 years of service each as members of the Board of Directors.

Elections

The Board of Director election candidates each gave a three-minute speech. The ballots were collected and counted.

Guest Speaker – Amy Van Dyken-Rouen, Six Time Olympic Gold Medalist

Amy Van Dyken-Rouen showed a video and gave an inspirational speech on her life accomplishments and challenges.

Remarks

Rainmaker – Rich Nelson and Michael Kubat

Rich Nelson and Michael Kubat discussed IT, software for Marketing, and the Rainmaker revenue management system.

2016 Another Great Year – Bob Barto

Bob Barto presented an overview of 2016 and a Breckenridge town update. Bob also extended a big thank you to all homeowners.

Refurbishment – Chris Pappas

Chris Pappas discussed the guest comments and results from the analysis of the comments. The focus was on hotel rooms and options, including a new room type, were presented. The Refurbishment scoring criterion was reviewed and the Building 4 Spa remodel status was presented.

Real Estate – Dennis Clauer and Bob Barto

Bob Barto interviewed Dennis Clauer with Real Estate of the Summit discussing current real estate trends and demographics of buyers.

Wrap Up

Election Results – Tom Penland and Scott Weisburd were elected as members of the Board of Directors.

Ratify Acts of the Board/ Old Business/New Business – Lou Herman

Lou asked for a motion to ratify the acts of the Board, and it was done by motion, seconded and carried.

Open Discussion/Microphone – Ray Marshall

Ray Marshall presented the written questions posed to the Board of Directors and conducted the open microphone session.

The meeting was adjourned at 12:04 pm.

Respectfully submitted,

Sue O'Brien

Homeowner Relations Manager