

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

**April 6, 2019
Minutes**

The 2019 Annual Beaver Run Homeowners Association (BRHOA) Meeting was called to order by Lou Herman, President. A total of 229 units were represented in person and 154 by proxy for a total of 383 units, 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 - Ray Marshall, Steve Rafferty, Jim O'Donnell, Tom Penland, Scott Weisburd; Joe Shackleton (Bridge Hospitality); Bob Barto (Beaver Run General Manager).

Approval of Minutes

A motion was made to approve the minutes of the 2018 Annual Meeting as distributed. The motion was seconded and carried.

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

Status of the Property

Improvements for 2019 and 2020/Elevators–Lou Herman and Tom Penland

Tom Penland reviewed the benefits and energy savings of the new Verdant thermostats. Lou Herman discussed property improvements completed in 2018, and projects planned for 2019 and 2020. Lou also discussed the need to modernize the elevators, the consultant's recommendations, and the schedule. Lou reviewed the special assessment amount for the elevators and the three-year assessment plan.

Special Assessment

Ray Marshall conducted a special assessment open microphone Question and Answer session. The Special Assessment ballots were completed and collected.

Board Member Elections - There was a motion for acclamation of Board Member elections for Rich Nelson and Jim O'Donnell. The motion was seconded and carried.

Financial Reports–Rae Anne DeBonville

Rae Anne DeBonville, Chief Financial Officer, discussed the HOA and Rental Program financials. The final audited financials are on the HOA website and were available to the Homeowners at the meeting.

Strategic Plan–Rich Nelson and Joe Shackleton

Rich Nelson and Joe Shackleton discussed the short, medium, and long-term strategic plans.

Refurbishment/Housekeeping/Maintenance Update-Chris Pappas

Chris Pappas highlighted accomplishments of the Refurbishment, Housekeeping and Maintenance Departments.

General Manager Comments – Bob Barto

Bob Barto discussed the Lifetime Achievement Awards won by employees Currie Craven, Director of Security, and Bruce Horii, Director of Sales and Marketing. Bob recognized the owners for their years of ownership at Beaver Run and employees for their years of service.

Special Assessment Results - The Special Assessment was passed with 383 total votes, constituting a quorum. A total of 361 owners voted for the special assessment and 22 owners voted against the special assessment.

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 to the Board of Directors and conducted the open microphone session.

The meeting was adjourned.

Respectfully submitted,

Sue O'Brien
Homeowner Relations Manager