

MINUTES OF BOARD MEETING

Association: Plaza Community Association, Inc.

Date: Wednesday, May 4, 2016

Location: Full Circle HOA Management, LLC
560 Mountain Village Boulevard, 102B
Mountain Village, CO 81435
and via conference call

Directors Present: Dan Gilbert, Stephen Roth, Sherri Reeder

Others Present: Dan Witkowski (Full Circle), Hilary Swenson (Full Circle)

Meeting called to order at 1:04 p.m. MDT.

Roll call. Determination that a quorum of 3 of 3 directors is present. No objection to notice.

Motion by Stephen Roth, second by Sherri Reeder, to approve the minutes from the December 10, 2015 board meeting. *Motion passes unanimously.*

Columbia Place

Dan Witkowski updated the board on the current verbal agreement with Columbia Place and its effectiveness. Full Circle has presented a legal agreement on behalf of Plaza to Columbia Place and has received no response from the Board.

The concern is mostly snow removal practices and liability.

Full Circle monitors the ground ice and snow 2x per day and will salt and remove snow/ice by hauling the snow on to the ski run.

Stephen Roth offered to attempt to change the Tomboy Tavern snow removal process.

Dan Gilbert recommended that the process be as follows. Tomboy to wheelbarrow the snow out and if they fail then FC do it and charge the responsible party.

Sherri Reeder brought up the possibility of assuming liability and responsibility for snow and ice removal that benefits multiple buildings and setting an operational precedent.

Another concern is the connection building concrete section that is on Plaza property and is an easement for lot 47.

The Plaza board wants to attempt to resolve the potential liability problem.

Motion by Dan Gilbert, Second by Sherri Reeder to submit the Plaza/Columbia Place Snow Removal Agreement to the Columbia Place board for Columbia Place board action. *Unanimously approved.*

The board discussed the benefits or non-benefit of reconfiguring utilities and properly titling the connection building. The real concern is who pays for the major repairs, for example the roof. The

board is comfortable with billing Columbia Place or another responsibly party for a repair that is necessary or require Columbia Plaza to perform the repair. If a big expense arises the board will be notified and asked for direction.

Plaza Building Mechanical System

Dan Gilbert updated the board on the potential project to replace the boilers/mechanical system. The project will not be performed in 2016. Full Circle and Dan Gilbert will continue to investigate to determine a project scope and cost.

Dan Witkowski update: The main circulation pump seal was replaced and the pressure reduction valve on the domestic water supply on the building was also replaced.

Building Plumbing/Piping

The board discussed responsibility of plumbing and pipes in regard to unit boundaries.

TSG Club Doors

TSG is going to replace the doors, mechanical components and sidelights. The Governing Documents define the unit boundaries as follows:

Excerpt from Amended and Restated Declaration Section 4.01(c)

(c) Vertical Perimeter Boundaries. The planes defined by the center plane between the surfaces of the studs and framing, or the surfaces of the walls, if not built with studs and framing, of all perimeter walls between adjoining Units, including perimeter walls of areas depicted on the plat as a deck or patio area of a Unit, the unfinished inner surfaces of poured concrete or other exterior walls, the outside unfinished surfaces of corridor walls, the exterior unfinished surface of corridor doors to Common Elements, the interior surface of closed exterior windows and doors and the vertical planes indicated by lines in common corridors as shown on the plat.

Dan Gilbert response is that the doors should be treated as TSG's.

Trash

Discussion regarding the responsibility to secure the trash enclosure. The system is working effectively and the hardware is working.

Old Business

Carpet Replacement: Sherri Reeder assisted Dan Witkowski to select new carpet, which is backordered to early June. The replacement will occur once the material is received.

Plumbing/Drain Cleaning: Full Circle is working with TSG to get all the restaurant lines to the main building exit cleaned.

Elevator: ThyssenKrupp has repaired the software problem in the elevator and security is working on all floors.

Alarm: Full Circle will work with either the installer of the fire alarm panel, Commercial Specialists, or the maintenance vendor, Superior Alarm, to repair the software/labeling error that was a result of incomplete installation. There is no safety hazard and the fire alarm will alarm in the case of an emergency.

The next Board Meeting is scheduled for Tuesday, August 2nd at 1:00 p.m. MDT.

Motion by Sherri Reeder, Second by Stephen Roth to adjourn the meeting. *Approved Unanimously.*

Meeting adjourned at 2:27 p.m. MDT.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD AT THEIR MEETING HELD ON August 2, 2016.

Signed: Hilary Svenson, manager