

Minutes - Aspen Grove Condominium Association Board of Directors Meeting  
10 a.m. Friday, April 17, 2015  
CAMCO office 12219 Business Park Drive, Suite 8, Truckee  
Conference call number 855-212-0212 Meeting ID 890-613-628#

Directors present: Dick Bjur; Telephonically: Tom Amen, Ed Kimball, Robin Rakusin, Pete Vall Spinosa  
Others present: Tom & Yvonne Merrick, Peter Miller & Tim Sawyer – CAMCO, Bob Thornton; Telephonically: Larry Armstrong, Jeff Beck, Cornel Delorean, Ted Shroeder, Bob & Kim Storm, Chris Vall Spinosa

## **Call to order**

The meeting was called to order at 10:06 a.m. by President Bjur. Non-owners were asked to excuse themselves and hang up.

## **Approval of Minutes**

It was moved, seconded, and passed unanimously to approve the minutes of the March 20, 2015 Board of Directors meeting pending changes to the litigation report to be made by President Bjur.

## **Executive Session Meetings report**

### **March 20, 2015 Executive Session Board Meeting**

President Bjur reported on the March 20, 2015 Executive session. Items addressed were a request for a proposal to repair asphalt pathways and approval of CAMCO providing an abbreviated copy of the monthly financial statements to the website.

## **Communications Committee Report**

Mr. Delorean reported that he would like to post CAMCO MailChimp reports to the membership with a link to the website. Every article will have its own link. He will train Kim Harrigan of CAMCO to upload documents to the website. It was moved seconded and passed unanimously to approve modifying email communications to direct homeowners to the Association website for posting of ongoing communications instead of attaching documents to email communication provided that such postings shall be done only after content is reviewed and approved by the President.

It was moved, seconded, and passed to add polling capability to the Aspen Grove website to help engage the membership where the Board of Directors could benefit from additional input from the membership. The Board recognizes its management responsibilities and the results of any polls shall be advisory only.

## **Financial**

The Board reviewed a recast 2014-2015 budget. It was moved, seconded and passed to approve the recast budget as presented. A copy of the recast budget will be sent to the membership within the next 15 days.

## **President's Report and Litigation update**

The hearing on Wednesday, March 18<sup>th</sup> in Auburn was attended by Bob and Kim Storm as well as nearly the entire Aspen Grove Board and the property manager. Cross claims were heard extensively from the defense counsel representing Vail Resorts and other defendants. The Judge heard all claims to establish the record and rejected them as they related to Aspen Grove. Vail's option remained open for filing suit against other parties. EWP and NMP argued that they should not be liable for the first phase of trial. The Judge rejected their arguments. They are liable. The Judge wanted to establish a court date for the damages phase of the trial in September or October. Vail's counsel wants to re-litigate 57 issues. The Judge rejected this broad request. Every ruling in the first trial will be carried over into the second trial. The Judge asked if the parties are open to future mediation. A new mediator has been recommended by Vail's attorney. NMP and EWP agreed with Vail's attorney. This mediator's \$20k daily mediation fee was objected to by Aspen Grove's counsel. The Judge has made it clear that this case should be settled outside of trial. There is an April 30<sup>th</sup> case management conference hearing set for 10 a.m. at the Auburn Courthouse. The Judge asked about progress on a preliminary and permanent fix to the water problem. The defendants had submitted plans for a permanent fix the day before and yet had not submitted their final plans to Aspen Grove or its legal counsel. Having Aspen Grove owners and board members in the audience seems to bode well with the Judge.

## **Building & grounds maintenance**

### **Unapproved gas vent pipes on tower buildings**

Mr. Miller reported that a letter has been sent to the owners asking them to provide documentation that the gas vent was approved by the Architectural Review Committee.

### **Pathway replacement**

Mr. Miller reported that he had received pathway replacement costs from Blacktop Paving ranging from \$4 to \$8 per square foot depending on volume and accessibility. Mr. Sawyer has measured pathways needing replacement totaling 6,250 square feet. Costs for pathway replacement will range from \$25,000 to \$50,000. The Board will evaluate pathways in their spring walkthrough with representatives from the Aesthetics and Landscaping Committee to determine areas for replacement.

### **Siding staining/trim painting**

Proposals from Chase Painting and Sierra Paint & Chemical for siding staining and trim painting were reviewed. It was requested that a third proposal be obtained. The Board will define the scope of work and which buildings are to be treated in their spring walkthrough inspection of the property with representatives from the Aesthetics and Landscaping Committee. A decision will be made on selecting a contractor following that walkthrough.

### **Water heaters replacement at tower bldg. 3157-3169**

Proposals were reviewed for water heater replacement from D&D Plumbing, GPI Plumbing, and Savage and Son Plumbing. It was moved seconded and passed to approve replacement of the water heaters at a cost not to exceed \$12,500. Mr. Miller and Mr. Sawyer will review the proposals and determine which contractor will do the work.

### **Civil engineer's report regarding phases of siding replacement**

The Board reviewed a report from Del Valle Consulting on siding replacement that included costs and prioritized siding replacement areas on buildings. It was decided that the Board would inspect the siding with the Aesthetics and Landscaping Committee in the spring walkthrough inspection to determine siding areas for replacement recommended by Del Valle Consulting.

### **Report on securing Charter Communications bulk services package**

President Bjur reported that the Charter Communications representative has been out of touch. He is attempting to confirm that the originally quoted numbers are still valid. There is no update to report at this time.

### **Member comments on items not on the agenda**

The Board confirmed that the dispute Bob Thornton has continued to pursue against Director Vall Spinosa is not a matter appropriate for action by the Board. A legal opinion from the Association's legal counsel has been requested on this issue.

Owner Larry Armstrong expressed support for the Association entering into a bulk services contract with Charter Communication.

Mr. Thornton expressed his opinion that the Aesthetics and Landscaping Committee should have had input on the approval of a window addition at the last meeting. He also commented that if the Board is considering a change in stain color for the buildings it too should be reviewed by the Aesthetics and Landscaping Committee first. As a committee member he requested a schedule for the Aesthetics and Landscaping Committee meetings.

Mr. Thornton reported that another tree was recently lost in the aspen grove. A tree is currently leaning toward a building and should be removed.

Mr. Thornton asked about the progress of the electrical panel inspection. President Bjur reported that the Board is still looking at the inspection report provided by the electrician.

Mrs. Merrick reported that the dryer in tower building 3145-3156 is squeaking. CAMCO will contact the appliance repairman to address it.

### **Set date for next meeting(s)**

The spring walkthrough inspection will be held on Wednesday May 27<sup>th</sup>. The next Board meeting will be held on Friday May 29<sup>th</sup>.

### **Adjournment**

There being no further business the meeting was adjourned at 12:02 p.m. No executive session was held after the meeting.

Respectfully submitted,

Peter Miller  
Property Manager

