

BC Hotel A Residences Owners Association, Inc.

Board of Directors Meeting

March 28, 2023

A meeting of BC Hotel A Residences Owners Association, Inc., Board of Directors was held on March 28, 2023, at Residences at Park Hyatt Beaver Creek, 136 East Thomas Place, Avon Colorado, 81620.

Present from the Board of Directors were: Eric Swartz, President; Brian Sbrocco, Vice President; Hans d'Orville, Secretary/Treasurer; and Ron Bernard, Director

Present from the Management Company were: Chris Gersbach, General Manager; Samantha Barry, Operations Manager; Jami Champagne, Market Vice President, Resort Operations-West; David Fugett, Vice President – West, Architecture & Construction; Todd Lebow, Director Architecture and Construction; Andrew Carter, Associate Director, Association Governance.

Guests present were: Melanie Soos, Owner, Susan Cordovilla-Gorton, Interior Designer, Forrest Perkins

CALL TO ORDER

Ron Bernard called the meeting to order at 10:11 a.m. Mountain time.

APPOINTMENT OF CHAIRPERSON

A motion was made by Hans d'Orville to appoint Eric Swartz as meeting chairperson. The motion was seconded by Ron Bernard and unanimously carried.

ESTABLISHMENT OF QUORUM

Mr. Eric Swartz announced with four of four Board Members present, quorum was met.

APPOINTMENT OF RECORDING SECRETARY

Mr. Swartz appointed Andrew Carter to serve as Recording Secretary.

PROOF OF NOTICE OF BOARD OF DIRECTORS MEETING

Notice of the Board Meeting was emailed to all Board Members on January 31, 2023, as required by the Association documents.

APPROVAL OF AGENDA

A motion was made by Brian Sbrocco to approve the Agenda as presented. The motion was seconded by Ron Bernard and unanimously carried.

DESIGN RENOVATION PRESENTATION

David Fugett reviewed the timeline of the Design Renovation Presentation. Owner Melanie Soos was asked to leave the meeting and complied. Highlights included:

- The next step in the process is a model room, after review and comment of the design by the Board
- November 2023 model room installation; total project to be completed after procurement in 2024
- The design is currently on budget
- Interior Designer Susan Cordovilla-Gorton from Forrest Perkins presented the model room design
- Brian Sbrocco emphasized that it was very important to listen to the analysis of the designer, based on his previous experiences with renovations
- Walls and carpet will be replaced, existing wood will be preserved
- New lounge chair, drapery and mattresses will be part of the design
- Floors will be repaired and area rugs replaced
- Upholstered seating at dining table will be replaced, the table will be retained
- Lampshades will be replaced, but the lamps will be retained
- Mr. Bernard commented that design included too much brown color, and Hans d'Orville agreed and also thought more and different colors could be added
- Brian Sbrocco commented that he liked that the design addressed that the current furniture feels overstuffed; he left the meeting at 11:02am Mountain Time.

- Ms. Cordovilla-Gorton added that the colors were selected to complement the existing large amount of wood in the units
- Mr. Swartz expressed a desire for more color in the fabric samples provided
- Jami Champagne emphasized that changes can be made to the design after the model room is completed and that all modifications did not have to be agreed on before the installation begins
- Mr. Bernard said the goal of the renovation was to make it less institutional and more “homey”
- Mr. d’Orville would like a solid color for the area rug, though that style can be less forgiving of wear and dirt
- Taupe fabric will be used for the lounge chair, with pillows to add color
- More color for the draperies will be considered
- For the bathrooms, each sink will have a lighted mirror
- The powder rooms will have a light-textured wall covered and a newly painted ceiling
- The carpet in the corridors will be lighter and more modern; color samples will be provided

A motion was made by Hans d’Orville to approve, proceed with and execute the mock up design presented by the Architecture and Construction team with additional samples and adjustments as requested by the Board. The motion was seconded by Ron Bernard and unanimously carried. Brian Sbrocco was not present for the vote.

OLD BUSINESS

Mr. Gersbach reviewed the Board’s previous discussion of showerhead and faucet sink selection.

Highlights included:

- Todd Tebow explained that the water pressure in the building was affecting the strength of the water flow, so multiple showerheads will need to be tried out
- Three test faucets were installed, the Westville single-handle model was preferred by the Board, but the final decision will be made later in the year when installation and purchase price info is confirmed.

Mr. Gersbach reviewed the Association’s accounts receivable. Highlights included:

- Five units are delinquent and are in various stages of the foreclosure process
- Two units have a superior mortgage, and the balances on those mortgages is unknown, though the owners may have continued to make payments to avoid foreclosure
- Information on sales at the property for the past two years will be sent to the Board for review

NEW BUSINESS

Next Meeting Date

- April 19, 2023 – Board of Directors Meeting

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Ron Bernard to adjourn the meeting at 12:14 p.m. The motion was seconded by Brian Sbrocco and unanimously carried.

Submitted by:

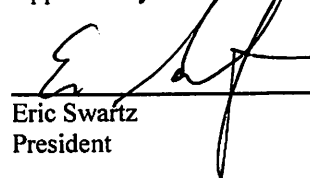


Brandon Elliott on behalf of Andrew Carter - 2/9/24

Andrew Carter
Recording Secretary

Date

Approved by:



Eric Swartz
President

2/7/24
Date