

**BC Hotel A Residences Owners Association, Inc.**

**Board of Directors Meeting**

**September 21, 2023**

A special meeting of BC Hotel A Residences Owners Association, Inc., Board of Directors was held on September 21, 2023, at The 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 and Treasurer; and Ron Bernard, Director.

**Present from the Management Company were:** Chris Gersbach, General Manager; Samantha Barry, Director of Room Operations; Jami Champagne, Market Vice President, Resort Operations-West; Brandon Elliott, Associate Director, Association Governance and Jonathan Barkett, Regional Director of Finance.

**CALL TO ORDER**

Eric Swartz, President, called the meeting to order at 4:00 p.m. Mountain time.

**APPOINTMENT OF CHAIRPERSON**

As President, Mr. Swartz will serve as Chairperson of the meeting.

**ESTABLISHMENT OF QUORUM**

Mr. Swartz announced with all Board Members present, quorum was met.

**APPOINTMENT OF RECORDING SECRETARY**

Mr. Swartz appointed Brandon Elliott 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 September 15, 2023, as required by the Association bylaws.

**APPROVAL OF AGENDA**

**A motion was made by Ron Bernard to approve the Agenda as presented. The motion was seconded by Hans d’Orville and unanimously carried.**

**PROPOSED 2024 BUDGET:**

Jonathan Barkett led a discussion on the 2024 Budget, as a follow up to the September 15, 2023 budget meeting. Highlights included:

Option 1 – Management Recommendation – Increase 9.7%

- Bad Debt not budgeted due to anticipation of sale or rental of COA owned units.
- Reserve funding flat to 2023, no increase.

Option 2 – Increase of 9.1%

- Bad Debt not budgeted due to anticipation of sale or rental of COA owned units.
- Reduce reserve funding to 5% less than 2023
- Delay future residence renovation cycle by 1 year in reserve plan

Option 3 – Bad Debt and Increase in Reserves – Increase 13.5%

- Increase reserve funding to 13.5% of 2023 fund amount.
- Increase bad debt to \$44k to account for association owned units’ maintenance fee.

The board discussed the three options presented. Brian Sbrocco noted his concern that options 1 and 2 did not adequately fund reserves and recommended option 3.

A motion was made by Eric Swartz to approve the 2024 budget, as presented, with a 9.7% increase from the 2023, including each line item of such budget, and move to direct the Secretary of the Association to include such budget in the records of the Association as Exhibit A and attach to the minutes of the record which budget includes total Operating Fees of \$2,391,000 and Reserve Fees of \$326,658 for a total budget of \$2,717,658. The motion was seconded by Hans d'Orville, with Ronald Bernard in favor, and Brian Sbrocco opposed. (Motion passes 3-1).

### UNFINISHED BUSINESS

#### Association Owned Inventory

Mr. Gersbach provided an overview of association owned inventory:

- 2054 Week 3 – Three Bedroom
- 2053 Week 47 – Two Bedroom
- 2054 – Week 47 – Three Bedroom

Mr. Gersbach reminded the board that they have agreements with two brokers – Slifer, Smith, and Frampton & Berkshire Hathaway HomeServices. Chris advised that a real estate agent from Slifer, Smith, and Frampton had a potential buyer for unit 2054 (week 3).

A motion was made by Brian Sbrocco to sell unit 2054 (Week 3) to inquiring buyer for \$99,000. The motion failed.

The board discussed the two broker options and the process for managing the resale of the association owned inventory, including interviewing real estate agents from both brokers.

A motion was made by Eric Swartz to authorize Brian Sbrocco and Eric Swartz to interview and select a real estate agent from either of the association's authorized resale brokers, to list association owned units for sale, pending the approval of the pricing list by the board of directors. The motion was seconded by Hans d'Orville and unanimously carried.

#### Action Item:

The board requested Mr. Gersbach coordinate interviews with real estate agents from both firms to interview.

#### Association Website

Samantha Barry provided an update on the association website. The vendor anticipates this to be completed in November.

### NEW BUSINESS

#### Announcement of Next Meeting Dates:


Mr. Gersbach reminded the board of the upcoming meeting dates:

- November 06, 2023 – Board of Directors Meeting & Model Room walkthrough
- November 07, 2023 – Annual Meeting

### ADJOURNMENT

There being no further business to come before the Board, a motion was made by Brian Sbrocco to adjourn the meeting at 5:00 p.m. The motion was seconded by Ron Bernard and unanimously carried.

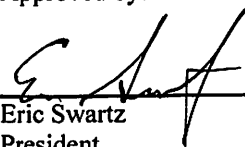
Submitted by:

  
\_\_\_\_\_  
Brandon Elliott  
Recording Secretary

2/7/24

Date

Approved by:

  
\_\_\_\_\_  
Eric Swartz  
President

2/7/24

Date