

BC Hotel A Residences Owners Association, Inc.

Board of Directors Special Meeting

February 1, 2023

A special meeting of BC Hotel A Residences Owners Association, Inc., Board of Directors was held on February 1, 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; Andrew Carter, Associate Director, Association Governance and Lisa Bythwood, Specialist, Board-Relations, Association Governance.

Guest present was: Deanne Stodden, Messner Reeves, LLP

CALL TO ORDER

Eric Swartz, President, called the meeting to order at 2:04 p.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 all Board Members present, quorum was met.

APPOINTMENT OF RECORDING SECRETARY

Mr. Swartz appointed Lisa Bythwood 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 27, 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.

APPROVAL OF BOARD OF DIRECTORS MEETING MINUTES

A motion was made by Hans d'Orville to approve the November 11, 2022 Board Meeting Minutes as presented. The motion was seconded by Ron Bernard and unanimously carried.

EXECUTIVE SESSION

A motion was made by Ron Bernard to enter into executive session. The motion was seconded by Brian Sbrocco and unanimously carried.

The Board entered into executive session at 2:09 p.m.

Deanne Stodden discussed a foreclosure settlement and legal matter with the Board.

A motion was made by Hans d'Orville to authorize Ron Bernard and Brian Sbrocco to represent the Board of Directors and the BC Hotel A Residences Owners Association, Inc. at the mediation. The motion was seconded by Eric Swartz and unanimously carried.

Mr. d'Orville exited the meeting at 2:57 p.m.

A motion was made by Brian Sbrocco to authorize Ron Bernard and Brian Sbrocco to negotiate a deed back, or payment of 75% of all dues owed within 48 hours by cashiers check, if not an automatic judgement for foreclosure. The motion was seconded by Ron Bernard and unanimously carried.

A motion was made by Brian Sbrocco to authorize Eric Swartz to sign the mediation agreement. The motion was seconded by Ron Bernard and unanimously carried.

Action Item

- Chris Gersbach will obtain the recorded sales for the past two years and report back to the Board.

Ms. Stodden exited the meeting at 3:01 p.m.

A motion was made by Ron Bernard to exit executive session. The motion was seconded by Brian Sbrocco and unanimously carried.

The Board exited executive session at 3:02 p.m.

NEW BUSINESS

Next Meeting Date

- March 8, 2023 – Special Design Renovation Board of Directors Meeting at 10:00 a.m.
- The Board agreed to add discussion regarding new Board member nominations to next meeting agenda

A motion was made by Ron Bernard to appoint Melody Soos to the Design Renovation Committee. The motion was seconded by Eric Swartz and unanimously carried.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Ron Bernard to adjourn the meeting at 3:11 p.m. The motion was seconded by Brian Sbrocco and unanimously carried.

Submitted by:

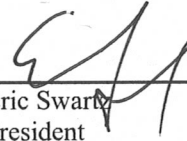
Approved by:

Lisa Bythwood
Recording Secretary

Date

Eric Swartz
President

Date



11-10-23