

BC Hotel A Residences Owners Association, Inc.

Board of Directors Special Meeting

May 12, 2023

A special meeting of BC Hotel A Residences Owners Association, Inc., Board of Directors was held on May 12, 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, Rooms Operations Manager; Jami Champagne, Market Vice President, Resort Operations-West; Mac Montgomery, Vice President of Global Architecture and Construction; Jesse Bales, Manager of Interior Design; David Fugett, Vice President of Architecture and Construction; Todd Lebow, Director of Architecture and Construction; Andrew Carter, Associate Director, Association Governance and Lisa Bythwood, Specialist, Board-Relations, Association Governance.

CALL TO ORDER

Eric Swartz, President, called the meeting to order at 9:03 a.m. Mountain time.

APPOINTMENT OF CHAIRPERSON

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

ESTABLISHMENT OF QUORUM

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

APPOINTMENT OF RECORDING SECRETARY

Mr. Sbrocco 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 May 3, 2023, as required by the Association documents.

APPROVAL OF AGENDA

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

DESIGN RENOVATION UPDATE

David Fugett provided an overview of the mock unit design process and introduced Mac Montgomery and Jesse Bales to present the design renovation update. Highlights included:

- Mockup floor plan, existing conditions, and previously presented design options were reviewed
- The Board reviewed and discussed living and dining area option A, B, and C; primary bedroom option A, B, C, and D; and secondary bedroom option A, B, C and D
- It was reconfirmed that the existing dining table will be used and the height will be addressed and the bench and chairs will be made available in the model unit to review
- It was explained concepts can be blended once model room is completed
- Mr. Swartz expressed desire to take a few days to review
- Mr. d'Orville suggested the Board review options and either submit decisions or meet by Friday, May 19, 2023.
- Ms. Champagne noted if the Board would like to wait a week to 10 days it is possible the model installation may not take place in the fall, however the management team will do everything possible to complete a fall installation

A motion was made by Ron Bernard to meet with the Board at 9:00 a.m. Mountain time on May 19, 2023 to approve model room design. The motion was seconded by Hans d'Orville and unanimously carried.

Mr. Montgomery and Mr. Bales exited at 10:24 a.m.

OLD BUSINESS

Association Website

- Samantha Barry stated she reached out to eight different website companies and so far, has heard back from four. Only one company has provided an estimate, two others are expected to provide estimates. Purple Squirrel's estimate was for \$5,600, which includes 40 hours of work at \$140 hourly rate.
- Every effort will be made to obtain additional estimates to be presented during the next meeting.
- Mr. Sbrocco requested management obtain an estimate from Blue Tent if possible.
- The Board expressed concern regarding association compliance of Colorado Statutes and urged Mr. Swartz to sign the documents related to collection policy and other governing documents.
- Mr. Gersbach requested Mr. Swartz sign all documents that he is comfortable with so that the association will be compliant with collection policy and other governing documents.
- Mr. Swartz stated he would like to speak with attorney before signing documents related to website housing documents. Mr. Gersbach will set up time so that he can speak with attorney, Carrie Wallace next week.

Vacant Board Seat

- Mr. Gersbach forwarded three candidate resumes to the Board to review to fill the vacant Board seat
- After a brief discussion the Board agreed to delay the appointment of a Board member
- The Board would like to solicit as many owners as possible and fill the vacant seat through a general election during the upcoming annual meeting
- Andrew Carter and Jami Champagne explained the Board is required to approve a budget, then send to the owners 30 days prior to the Annual meeting for ratification. Mr. Carter will review association documents for ramifications if the Board does not and will email the Board the results following the meeting
- Ms. Champagne suggested the Board could hold a pre-budget meeting to allow more discussion

A motion was made by Brian Sbrocco to delay board appointment. The motion was seconded by Ron Bernard and unanimously carried.

NEW BUSINESS

ADA Update

Ms. Champagne presented the ADA update. Highlights included:

- ADA Awareness
- ADA Next Steps
- Compliance efforts
- Third party ADA surveys
- Survey results/recommendations will be reviewed with the Board

HVO Presentation

Ms. Champagne will present the HVO presentation at the next meeting.

Entrance Sign

The entrance sign update will be discussed in the next Board meeting.

2023 Board Meeting Dates

Mr. Gersbach will schedule a special meeting for May 19, 2023

September 15, 2023 –Board Meeting (Budget)


November 6, 2023 – Board Meeting (Model Renovation Unit Walk)

November 7, 2023 – Annual Meeting

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Hans d'Orville to adjourn the meeting at 11:00 a.m. The motion was seconded by Brian Sbrocco and unanimously carried.

Submitted by:

 1/30/24
Lisa Bythwood Date
Recording Secretary

Approved by:

 11-10-23
Eric Swartz Date
President