

BC Hotel A Residences Owners Association, Inc.

Board of Directors Special Meeting

May 19, 2023

A special meeting of BC Hotel A Residences Owners Association, Inc., Board of Directors was held on May 19, 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 and 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; Todd Lebow, Director Architecture and Construction; Mac Montgomery, Vice President of Global Architecture and Construction; Jesse Bales, Manager of Interior Design Andrew Carter, Associate Director, Association Governance and Lisa Bythwood, Specialist, Board-Relations, Association Governance.

CALL TO ORDER

Brian Sbrocco, Vice President, called the meeting to order at 9:02 a.m. Mountain time.

APPOINTMENT OF CHAIRPERSON

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

ESTABLISHMENT OF QUORUM

Mr. 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 15, 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 Hans d'Orville and unanimously carried.

DESIGN RENOVATION UPDATE

Todd Lebow presented the design renovation update. Highlights included:

- Mr. Lebow clarified for the Board no new options would be presented today, only the previously presented options were to be reviewed
- Ms. Champagne reminded the Board the main changes for the model room include drapes, living room rug, and dining room rug. Options for the carpet in the corridor as well as bedroom carpet will be presented at the model room. She also stated the coffee table in original presentation was previously approved by the Board for the model room and if there are concerns in the model room review, adjustments can be made to the coffee table. The model room will also include larger TV option and outlet options in some of the furnishings.
- The Board reviewed and discussed the living/dining area original design, and design options A, B, and C
- Mr. Lebow stated the model room will include alternate drapery/fabric samples and rug samples
- Mr. Bernard, Mr. d'Orville, and Mr. Sbrocco agreed to move forward with original design for the model room with provision that samples of options A and B will be provided in the model room
- Mr. Swartz agreed to move forward with original design but noted he would abstain from the vote
- Ms. Champagne restated the Board's request to move forward with the original design of the living/dining area with samples of options A and B to be included at the model room, and also noted no samples of option C will be provided at the model room

A motion was made by Ron Bernard to approve the original design of the living/dining area, with samples of options A and B to be provided in the model room (no samples of options C), and samples provided must be in the production run so as not to be delayed. The motion was seconded by Hans d'Orville; Eric Swartz abstained, and the vote passed (3-0).

- The Board reviewed and discussed the original primary bedroom design, and design options A, B, C, and D
- Mr. Bernard, Mr. Sbrocco, Mr. d'Orville agreed to move forward with original design for the model room with samples of options B and D
- Mr. Swartz agreed with moving forward with the original design with samples of options B and D; however, he stated he still has questions about not being able to see new renderings or more detail

A motion was by Ron Bernard to approve the original design of the primary bedroom, with samples of options B and D to be provided in the model room. The motion was seconded by Hans d'Orville and unanimously carried.

- The Board reviewed and discussed the original secondary bedroom design, and design options A, B, C, and D
- Mr. Bernard stated he would prefer lighter green wall paint color and suggested covering the accent chair in plaid to match the accent bed pillow
- Mr. d'Orville stated a small plaid accent pillow could be added to the chair instead of covering it in plaid
- Mr. Bales noted the back of the chair could be covered with an accent fabric
- Mr. Lebow and Mr. Montgomery assured the Board the wall paint can be easily changed
- Mr. Montgomery stated the design team could revisit the chair with crisp clean seat with cushioned arm fabric, something that has color and texture that wraps the back should be considered
- The Board agreed to move forward with option C for the secondary bedroom design with samples of option A, samples of the original design; larger format fabric sample options for the chair and paint samples

A motion was made by Ron Bernard to approve design option C for the secondary bedroom, with samples of option A and original design. The motion was seconded by Eric Swartz and unanimously carried.

- Mr. Lebow will verify timing of items just approved. Items will be expedited if necessary and the Board will be notified if there is any delay with model room.

Mr. Lebow, Mr. Bales and Mr. Montgomery exited the meeting at 10:03 a.m.

OLD BUSINESS

Association Website

Samantha Barry presented and overview of association website vendor proposals.

Web Design Company

Proposal

- | | |
|--------------------|---|
| ▪ Purple Squirrel | \$5,600 |
| ▪ Bishop Web Works | \$2,250 |
| ▪ Avid Designs | \$14,000 (Could be reworked to reduce or increase cost) |

- At the Board's request Ms. Barry will contact Purple Squirrel with a request to rework estimate to reduce cost if possible

A motion was made by Brian Sbrocco to approve Purple Squirrel for an amount not to exceed \$5,600. The motion was seconded by Ron Bernard and unanimously carried.

NEW BUSINESS

HVO Brand Update Presentation

Ms. Champagne presented the HVO brand update. Highlights included:

- Name change to Hyatt Vacation Club

- Unified brand will include former Welk Resorts
- Property and product snapshot overview was presented
- Overall exchange program being developed “Beyond”
- Brand touchpoints: Sight, Scent, Sound and Taste
- New naming convention for property: The Residences at Park Hyatt, Beaver Creek

Entrance Sign

A motion was made by Brian Sbrocco to approve up to \$5,000 from the reserve fund for signage replacement. The motion was seconded by Ron Bernard and unanimously carried.

Mr. Bernard expressed his concern for possibility of a tie vote (2-2) on a Board budget vote and asked any Board members interested in appointing another Board member to inform Mr. Gersbach.


2023 Board Meeting Dates

- September 15, 2023 – Board Meeting (Budget)
- November 6, 2023 – Board Meeting (Model Renovation Unit Review)
- November 7, 2023 – Annual Meeting

ADJOURNMENT

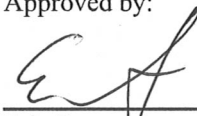
There being no further business to come before the Board, a motion was made by Brian Sbrocco to adjourn the meeting at 10:53 a.m. The motion was seconded by Ron Bernard and unanimously carried.

Submitted by:


 Lisa Bythwood
 Recording Secretary

1/30/24
Date

Approved by:


 Eric Swartz
 President

1/10/23
Date