

BC Hotel A Residences Owners Association Inc.

Board of Directors Special Meeting

April 12, 2024

A special meeting of BC Hotel A Residences Owners Association Inc. Board of Directors was held on April 12th, 2024, at D'Amore Interiors Showroom, 475 S Broadway, Denver 80209 and via Microsoft Teams.

Present from the Board of Directors: Eric Swartz, President; Sean Buchholtz, Secretary/Treasurer; Tammy Conner, Director

Present Virtually from the Board of Directors: Kristen Padberg, Director

Absent from the Board of Directors: Dr. Jonathan Burke, Vice President

Present from Management Company: Samantha Barry, Director of Operations, Jami Champagne, Market Vice President, Zafera Aaron, Association Manager, Todd Lebow, Director Architecture & Construction, Jesse Bales, Interior Design Manager and John Torchiana, AVP Architecture & Construction

Owners present: Kama Swartz and Ab Conner

Guests present: Gina D'Amore Bauerle, Marilyn D'Amore, Eric Bauerle, Frank D'Amore, Brian Izon

CALL TO ORDER

Eric Swartz, president, called the meeting to order at 1:05 p.m., Mountain Time.

ESTABLISHMENT OF QUORUM

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

APPOINTMENT OF RECORDING SECRETARY

Mr. Swartz appointed Samantha Barry to serve as Recording Secretary.

PROOF OF NOTICE OF BOARD OF DIRECTORS MEETING

Notice of Board Meeting was emailed to all Board Members on March 28th, 2024, as required by the Association documents.

APPROVAL OF AGENDA

A motion was made by Tammy Conner to approve the agenda as presented. The motion was seconded by Sean Buchholtz and unanimously carried.

DESIGN PRESENTATION

Gina D'Amore Bauerle and Marilyn D'Amore presented three design palette options to the Board of Directors:

- Option 1: a black and ivory with green accents and copper/caramel brown tones with a black accent wall in living room.
- Option 2: A lighter and softer mountain spa look with sky blue accents, beige, ivory, taupe, and soft brown colors.
- Option 3: A Ralph Lauren inspired look with navy blue accents and a navy-blue accent wall in living room. Ms. D'Amore Bauerle and Ms. D'Amore set up two vignette areas for the board to get a sense of what the room would look like in the black/ivory palette and the Ralph Lauren palette. They did not have a vignette for the Mountain Spa Palette.

Highlights of the presentation included:

- Ms. D'Amore Bauerle advised the intention for this meeting was to get a consensus on the design and color palette selections so they can then move forward on the specific selections. Ms. D'Amore stated the physical spaces they set up were not an exact representation of the furniture selections or how they would appear in the residences.

- Colorado inspired artwork was ordered to place in the vignettes, and ordered as options for the residence units, for over the fireplace.
- The proposed sofa sleeper was reviewed, it was noted that the fabric on the current sofa is not the fabric that would be used for the design. The sofa sleeper is an American Leather comfort sleeper.
- Mrs. D'Amore Bauerle advised once the board provides direction, they will create a digital presentation that will be shared for the Brand approval process. Marilyn D'Amore stated they have already checked that the fabrics meet the necessary requirements in hopes to expedite the approval process because they need a decision by mid-May to move forward in this process.
 - Mrs. Champagne advised that once we get a direction from the board we need to talk through timelines and what everyone needs to move forward in the process to meet the November date.
- Wallpaper options were reviewed, with the designer suggesting a bark-like wallpaper for the residence corridors. Mrs. D'Amore brought up the drapes and carpeting noting some of it was in good condition.
 - Ms. Champagne advised when a soft goods renovation is taking place leaving the corridor carpets would leave it off cycle and would not last another 8 years. She advised doing a one-off replacement could be more expensive and doing it as planned would be recommended. For the drapes as well, the recommendation is to keep all the soft goods on the 8- and 16-year plan, so nothing is off cycle. John Torchiana noted that anytime work is done it requires taking the villas out of service, to do anything off cycle would require taking them out of service again.
- A cedar lined self-closing dresser was presented as an option for all the bedrooms. Mrs. D'Amore noted that the top presented is a veneer top but a solid wood top for the dressers was an option if that was a brand requirement.
 - Mr. Jesse Bales stated a clear coat varnish would be required on the veneer or solid wood top to ensure it lasts the 16-year cycle for a case good. Ms. Jami Champagne noted the goal with any hard or case goods is that they last 16 years. Mr. Todd Lebow noted that the drawers open at the acceptable distance per brand requirements.
 - Dressers have been added by D'Amore as proposed scope.
- A coffee table option was presented, which could be made in solid wood should that be a requirement.
- A chair option for the bedrooms and a chair option for the 53-reading nook were presented.
 - Mr. Todd Lebow and Mr. Jesse Bales noted that the foam density for the bedroom chair option needs to be slightly firmer at a 2.3 density.
- Mrs. D'Amore Bauerle advised the furniture they are presenting can work with whichever color palette option the board selects.
- A mirror above the dining table is recommended instead of artwork
- Barstools have been added by D'Amore as part of the proposed scope.

Mrs. D'Amore Bauerle and Mrs. D'Amore provided a detailed explanation of each Palette to the board and then asked for everyone's preferences.

- Ms. Kristin Padberg advised that she preferred the Mountain Spa palette but would want to pull some fabrics from the other palettes, not the black or the plaid. She stated she did not want as many blue accents and would also like some deeper brown tied in. Ms. Padberg stated she did not like the chaise option for the 53 units.

Ms. Champagne stated that the wood flooring in the units is sun-bleached and cannot be refinished anymore so keeping the same rug footprint that was already in the units is recommended.

Ms. Padberg left the call at 2:24pm Mountain Time.

Ms. D'Amore Bauerle and Mrs. D'Amore reviewed their digital presentation for each unit and the suggested furniture options and their scope of work.

Mr. Jesse Bales confirmed that either a bench or chair were required in the bedroom per brand standards. Mr. Jesse Bales also noted that per brand standards, the sofa sleeper needs to be a queen-sized bed. Mrs. D'Amore

noted that for a queen sofa sleeper to fit they would have to go down to one chair instead of two in the 53-unit living room.

Mrs. D'Amore inquired about a faux antler chandelier for the dining room. Ms. Champagne noted that an antler chandelier would be difficult for housekeeping to clean. Ms. Barry also noted that the issue with the current chandelier is it is too low.

Mrs. Champagne and Mr. Bales noted some areas that need to be reconsidered for brand approval:

- Black/ivory palette plaid drapes would not meet brand guidelines but plaid pillows or plaid on a smaller scale would be fine.
- Mr. Bales and Mrs. Champagne noted that for the upholstered bed option in the master bedrooms nail heads would not meet brand guidelines, they would have to do a contrast weld.
- Mr. Bales noted that vintage ski artwork or original artist work would not meet brand guidelines.

The budget for the project was discussed:

- Mr. Lebow inquired about the budget for D'Amores work and stated that the \$1.2m budget currently includes: design, furniture, soft and select case goods, millwork, carpets, TV's, mattresses, paint, and wall coverings.
- Ms. Champagne noted that with board approval more can be spent on this project than what was previously budgeted and approved. Review of reserve cashflow will be necessary.
- Mrs. D'Amore Bauerle noted that they will not be providing pricing on paint, electricians, carpet installation, millwork, mattresses, TV's, wallpaper installation and removal of furniture.

The color palette was reviewed:

- Mr. Lebow noted that the black palette option feels very dark for the brand and would require adjustments. Mr. Lebow stated that the blue Ralph Lauren palette would be a better option.
- Ms. Champagne conveyed to the board that Ms. Padberg preferred the Mountain Spa palette with some modifications.
- Mr. Buchholtz stated that he preferred the blue Ralph Lauren Palette and stated it was more timeless, would be better for the different seasons and appeal to more people.
- Ms. Conner agreed with Mr. Buchholtz and stated her preference was also the blue Ralph Lauren Palette.
- Ms. Swartz, Design Committee Member, preferred the blue Ralph Lauren Palette and noted that the blue Ralph Lauren Palette was a less risky option than the black palette.

A motion was made by Eric Swartz, president, to approve the Ralph Lauren color palette for the design. The motion was seconded by Tammy Conner and unanimously carried.

The timeline for the project was reviewed:

- Mr. Bales stated he would need a final presentation, fabrics, budget, and final scope by May 1st. An accelerated brand review would take a minimum of two weeks.
- Ms. D'Amore stated that she would have to order everything by May 15th to meet the November refurbishment timeline. Ms. Champagne noted that both brand and board approval of the design and budget would be required prior to placing orders and moving forward.
- Ms. Champagne stated that the management company would do their best to move the project forward once the design presentation is received to work towards the November installation, but Spring of 2025 would be that back up timeframe.

Mr. Swartz and Ms. Conner noted that they do not like the living room television higher and want to leave it alone. Mr. Buchholtz noted he would prefer to hang it. Ms. D'Amore suggested taking the millwork out and to mount the television.

Action Item: Mr. Lebow stated he would have a contractor review the option to remove the millwork and mount the television.

Ms. Champagne noted that once the final spec and budget are approved by the board, Jesse will work to receive final brand approval.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Tammy Conner to adjourn the meeting at 6:00pm Mountain Time. The motion was seconded by Sean Buchholtz and unanimously carried.

Submitted by:

Samantha Barry 06/07/24
Samantha Barry (Jun 7, 2024 11:17 MDT)

Samantha Barry Date
Recording Secretary

Approved by:

ES 07/06/
Eric Swartz (Jun 7, 2024 07:38 EDT)

Eric Swartz Date
President