

**Pinons at Arrowhead
Board Meeting Minutes
Wednesday, October 21, 2020 at 3:00PM MT
Via Zoom.us**

BOARD MEMBERS PRESENT VIA VIDEO CONFERENCE CALL: Keith Rapp, BT Trumpower and Richard Mirande

ALSO PRESENT VIA VIDEO CONFERENCE CALL: Dan McNeill, Managing Agent, Dave Zippie, CPA, Bob Oppenheimer, Maintenance Manager and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With all three Board members present via zoom, a quorum was established. Dan McNeill called the meeting to order shortly after 3:00PM.

- II. Financial Review. Dave Zippie reported that he has not received the financial turnover from the former management company yet. He surmised that the association would need to establish its own bank accounts since Vail Resorts historically keeps all HOA funds in a common account and creates separate ledgers for each association. There was consensus to have Dave open a checking and savings account at FirstBank. At some point, the Board members will need to be added as signers. In the meantime, Dave will scan all checks and invoices to the Board for review prior to payment and he will serve as the primary signer on the checking account.

All owners will be notified via email immediately NOT to send their fourth quarter dues payment to Vail Resorts and to send it instead to Dave Zippie's address in Avon (PO Box 5250, Avon CO 81620) and make all checks payable to The Pinons at Arrowhead, Inc.

- III. Manager's Report. Dan McNeill presented two snow removal contracts to the Board for review and consideration. After discussion, there was consensus to award the 2020-21 snow removal contract to Avalanche Property Maintenance and Services once two clauses have been added: APM is fully insured and bonded. Any snow removal services required outside of the contract dates (ie: prior to November 15 and after April 15 of six inches of snowfall or greater) will be conducted at no extra charge.

The Board discussed maintenance protocol with management, per the Exterior Maintenance Agreement outlined in the Declarations. The association is responsible for roof repair and replacement, including gutter cleaning. However, gutters and heat tapes are the responsibility of each individual owner.

Management will clean the gutters this fall and will send an email to all owners offering them assistance with gutter / downspout / heat tapes repairs / replacement / additions. Leaves will be raked in the coming weeks. The irrigation system has been winterized. During the final raking, the landscaping team will be directed to do a final cut back of the natural area on the hillside.

The association is responsible for the stone walls and caps and individual owners are responsible for their front entry steps.

The association is slated to paint all buildings in 2021 and the Board favors changing the stucco to a lighter color while keeping the trim color brown. Management will garner painting bids to present to the Board and will work to get any color changes approved by the Arrowhead Design Review Board.

Finally, Dan will work on compiling a clear and comprehensive document that identifies all of the maintenance responsibilities at Pinons, based upon the existing Declarations.

- III. Other Business. Once Dave Zippie has all financial materials, he will compile a proposed 2021 Budget and management will schedule a budget meeting for the Board of Directors.

The 2021 Annual Meeting will be scheduled for mid-January (once the 2020 year-end financials have been compiled).

- IV. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 3:55PM.

Respectfully submitted,

Secretary to the Meeting