

BKSCC Board Meeting - Minutes

Monday, February 9th, 2026

Board Members Present:

President – Jacinda Boone Vice President -
Secretary – Kevin Feather Treasurer – Barb Mathewson
Member at Large – Georgia Lythgoe

Laundry Room: Discussed the trash not being collected and removed from laundry rooms. To remedy the issue, Jacinda would reach out to Alpine to have someone service the rooms.

Call to Order: All current members present along with Johnette

Walkways: Before construction begins on the 3rd floor, board members will meet and discuss the current design with contractor. There are questions about the 1"x 6" kickplates attached to the edge of the outer side of walkways. During the winter months on the first-floor walkway of Deer Run when snow thaws, the water does not drain and then freezes creating an icy area. Also, due to kickplates on other portions of walkways, the thawing snow only drain down through the walkway columns. This creates an issue when the water freezes, expanding joints within the structure.

Treasurer's Report: Barb and Johnette updated the board on finances. All Board Members approved the report.

BAK Update: The Overland Pass Road project is still in early planning stage but continues to move forward. More updates as information is provided by BAK.

BKCSS Website: The board is still discussing the creation of a new interactive website to communicate board minutes, association finances, and member discussions. The current site will be deactivated at the end of March. This is due to the site manager discontinuing this service.

Insulation Project: Due to winter conditions, drain and water supply pipes froze in crawlspace below 1st floor units. This included laundry supply pipes which have frozen continually over the past few years. Also, a fire suppression pipe burst due to ice buildup.

The board is in the early stage of a plan. Also, this plan may help with cold 1st floor units during the winter months.

Resale Certificates: Increase price for condo resale certificates to reflect Phase 2 pricing. The current is \$300. Increase of \$75 for a total of \$375. 3-0 with 1 abstaining. Motion passed.

BKSCC Insurance: Premium for renewal is \$58,101.77. This is \$1,368.23 cheaper than last year's premium. Board Members were encouraged to shop the policy for potential decrease in premium.

Brightspeed: Barb agreed to be liaison for Brightspeed internet. She will be researching the contract. This will help with billing, especially when condos are sold and the utility is transferred. The board wants clarification of contract and possibly amend it. Additionally, BKSCC has not received a bill for service as of this meeting.

Old Business:

- BKSCC has not received a bill for a portion of work completed. Waiting for bill of service from Clemmer Fire Protection.
- Trash, including dog poop, being left on property and not being disposed of properly. Possible new rules and fines will be levied on owners who don't follow guidelines.
- Maintenance to test emergency exit lights. Replace nonfunctional lights.
- Delinquent Accounts: Discussion of delinquent accounts.
- Winter maintenance of walkways and parking lot. Will discuss with Gary to better improve service.

Open Board Meetings: The board has decided to have an open board meeting either March 15th or April 11th. An email will be sent to owners to notify them of how the meeting will be conducted. The owners will be able to discuss any projects, events and or issues if they reply to Johnette with their agenda item/question.

Laundry Services: Phase 1 received the income from both Phase 1 and Phase 2 for the laundry service. Phase 2 will now receive their portion of the income. There was discussion to increase cost per load of washing/drying machines from \$1.50 to \$2.00 to offset expenses. There was a motion and vote of 3-1 for this increase price. The motion passed.

Open Board Position: Due to the resignation of the Board President, the board's VP is now acting President. We discussed the bylaws on how to proceed to appoint and approve a

new board member. The board agreed to email our owners to see if anyone was interested in a position. An email will be sent with the invitation for the open board meeting.

Pet Rules: Due to pet owners not following current rules, the board is discussing updating rules for pets. More discussion is needed. Until then, please keep pets on leash and clean up after pets. You are responsible for your pet.

Action Items:

1. Emergency lighting – Jacinda
2. Trash – Jacinda
3. Dumpster Road – Barb
4. Insulation Project – Kevin
5. Brightspeed – Barb
6. Laundry – Johnnette

Ajourned: All in favor, adjourned.

Additional Notes:

- Kevin insisted on having a meeting prior to either open board meeting date to discuss owner responses from email received pertaining to the open board meeting. It was agreed upon. Is scheduled for March 9th at 7:00pm
- Vote on Laundry service cost per load was amended. Per load was voted by email for additional increase from \$2.00 to \$3.00. Vote was 3-1, motion passed.
- Kevin made a motion to reselect board positions because of a resignation on the board. The motion, by email, was interpreted and based on the HOA bylaws. The motion has not been voted on.