

Board Meeting Minutes: BKSCC

August 12th, 2026

Hosted: Microsoft Teams

Board Members Present: President – Jacinda Boone, Vice President – Open Seat

Treasurer – Barb Mathewson, Secretary – Kevin Feather, Member at Large – Georgia Lythgoe

1. Call to Order: All Board Members Present
2. Reserve Study: Possibly hire a company to do a reserve study to determine future cost of projects and continued maintenance. It should include our current budget and finances to determine a priority list.
3. Annual Homeowners' Meeting: Oct 3rd 10AM, Tentatively
4. Website: Buildium Software Design was discussed to replace our current website. The board needs to meet with Steve Zeligman who is helping with this project.
5. Financials: Financial Audit should be completed soon by Ritchey, Ritchey and Koontz
6. Direct Tech: There have been a few issues with keycard fobs not working at a few locks. Jacinda is working with direct tech to help reduce costs and resolve issues.
7. Hot Tub: Humidity has been creating an issue with the Direct Tech lock. Jacinda proposed an additional door to be added to the structure as a buffer. More discussion will be needed if we proceed.
8. Treasures Report: Reviewed the Assets and Budget for year 9/1/2025 – 8/31/2026. All members approved (4-0).
9. BKA Update: A new walkway and patio are under construction at the Ski Lodge by DCNR. Overland Pass Rd. Project is currently in a study phase.
10. Walkway Project: 3rd Floor walkway plywood and brackets were not 100% replaced. We were told by the contractor the carpet would not be guaranteed if carpet was laid on old plywood. Must meet with contractor to discuss this issue. Meeting with contractor tentatively scheduled for August 28th.
11. Fire doors: Still not complete. Must find a way to remedy this project.
12. Barn Swallows: This issue will be resolved before the swallows start to nest next spring. A few ideas were shared such as additional deterrents like CD's and spikes.
13. Pet Policy: This will be determined soon. We agreed that Barb Mathewson will lead this policy enforcement when policy is agreed upon.

14. Plumbing: Waterline Connectors within the units should be replaced. They are starting to fail. Board may make a decision making it mandatory for unit owners to replace.
15. Election: 3 board positions are up for election. A call for candidates will soon be emailed to unit owners.
16. Roof: A roof inspection should be done by Annual Meeting.
17. Adjourned