

# BKRCC February Board Meeting

**Date:** February 20, 2025

**Time:** 6:01 PM – 7:11 PM

**Location:** Microsoft Teams

**Attendees:**

- Robert Gates – President
- Samuel Wiley – Vice President
- Mathieu Sanders – Treasurer
- Colleen Ruby – Secretary
- Lori Bergman – Member at Large
- Johnette Keiser – Bookkeeper

## Primary Topic: Foundation and Structural Concerns

**Background:**

- A structural issue was identified in unit C901, owned by Colleen Ruby.
- Concerns stem from observed rot in floor joists, multiple layers of flooring (suggesting repeated flooding), and potential foundation sinking.
- Past structural report (2020) noted no immediate concerns. However, the current findings raise new questions about work done afterward.

**Discussion Points:**

- Mathieu presented a detailed report outlining legal obligations, insurance policy coverage, engineering contacts, and repair oversight plans.
- No immediate legal requirement to notify residents, but transparency remains a board value.
- Previous poor workmanship and ad hoc repairs were noted under the building.
- Concerns about prior board-approved or unofficial repairs; some may be recent and poorly executed.

**Engineer Engagement:**

- Three potential engineering firms identified; Reliable and Gary Miller have been contacted.
- Robert expressed skepticism about using BECKT again due to overlooked issues in their 2020 inspection.
- Board aims to obtain at least three competitive quotes.

- Samuel recommended Divinnie & Associates (Hollidaysburg).

## Additional Topics:

### Insurance:

- Current policies do not cover poor workmanship.
- Potential repair costs could reach \$200K–\$300K.
- HOA may face significant out-of-pocket expenses or special assessments.

### Communication:

- Consensus not to inform residents until facts are known and a solution is identified.

## Pool House Update:

- All amenities (jacuzzi, sauna, pool) now functional.
- Small jacuzzi leak to be repaired during a planned July maintenance shutdown.
- HVAC contractor sourced; heating improvements expected.
- Front entrance door repaired by Shane (Acorn HOA connection).
- Mag locks and access control to be fixed by Directec.

## Maintenance and Facility Improvements:

- Locker maintenance plan: remove doors, sand rust, repaint with Rust-Oleum.
- Samuel to lead this initiative with Gary.
- Consideration of open-house event for residents.

## Communication and Events:

- **Open House Scheduled:** March 15–16 weekend to align with ski season traffic.
- **Quarterly Newsletter:** Colleen to draft; Rob, Matt, and others will contribute content.
- **Next Community Meeting:**
  - Date:** Saturday, April 5, 2025
  - Time:** 11:00 AM
  - Location:** TBD (Conference Center or Clubhouse)
  - Purpose:** Open community discussion and HOA updates.

## Membership and Budget:

- 9 paid memberships confirmed, 1 pending, another awaiting response.
- Matt to contact BKSKAS through George Downey (Secretary).
- Aim to get more collective HOA support instead of piecemeal payments.

## Action Items

<b>Item</b>	<b>Owner</b>	<b>Due Date</b>	<b>Notes</b>
Get minimum of 3 quotes from structural engineers	Mathieu	ASAP	Include Divinnie & Associates
Schedule inspector to review structural damage	Board	ASAP	Coordinate with Colleen & Servpro for access
Contact Buffalo epoxy company about paint bubbling	Mathieu	Before July maintenance	Investigate jacuzzi surface issues
Repaint/restore rusted lockers	Samuel & Gary	TBD	Remove doors, sand, repaint
Confirm open house date (March 15–16) and prep materials	Colleen	March 1	Coordinate outreach to SKA community
Draft quarterly newsletter	Colleen	March 15	Include pool house photos, board accomplishments
Confirm Conference Center availability for April 5	Samuel	Next board check-in	For community meeting
Contact SKA secretary (George Downey) and rep (Troy)	Samuel	ASAP	For member outreach and coordination
Respond to buyer inquiry about assessments	Robert	Immediate	“No assessments planned at this time”

<b>Item</b>	<b>Owner</b>	<b>Due Date</b>	<b>Notes</b>
Follow up with BKA/SKA rep during next meeting	Mathieu	March	Push for more HOA participation