

**SPYGLASS TOWNHOMES AT WILDERNEST
BOARD OF DIRECTORS MEETING
May 21, 2025**

I. CALL MEETING TO ORDER & INTRODUCTIONS

The Spyglass Condominium Association Board of Directors Meeting was called to order at 4:42 p.m. in the BPM Conference Room and via videoconference.

Board Members Participating Were:

Jason Randall, President, #115
Amy Corsinita, Secretary, #81

Madison Tomson, Treasurer, #53 (present)
Bill Albert, Director, #64

Representing Basic Property Management (BPM) were Eric Nicholds and Madison Tomson. Monique Dabrowsky of Summit Management Resources transcribed the minutes from recording.

Dillon, Ethaniel and Zeb from Blue Spruce were guests at the meeting.

II. APPROVAL OF LAST BOARD MINUTES

Motion: Bill Albert moved to approve the minutes of the March 26, 2025 Board Meeting as presented. Madison Tomson seconded and the motion carried.

III. OWNER COMMENTS

There were no owner comments.

IV. ADMINISTRATIVE REPORT

A. Financial Report

Madison Tomson reported that as of April 30, 2025, there was \$29,932 in Operating Cash and \$607,489 in Reserve Cash for total of \$637,421. There was a year-to-date deficit of \$25,279, a Reserve surplus of \$33,109 and a net surplus of \$7,830. Snow Removal was unfavorable to budget, but overall the Association was \$8,560 favorable to budget.

B. Approval of Check Register

Madison Tomson reported that April payments were \$23,447 and March payments were \$53,106.

Motion: Bill Albert moved to approve the financials and check registers. Jason Randall seconded and the motion carried unanimously.

V. OLD BUSINESS

A. Roofs

A presentation was provided by Dillon, Ethaniel, and Zeb from Blue Spruce regarding roofing and ventilation issues. There have been issues with Jason Randall's roof for the past 7 - 8 years. The intake ventilation is very high on the roof, the heat tape is not working properly due to incorrect circuitry and the entire encapsulation of the roof is exposed to ice and water. The Board is uncertain about the current warranty terms. Dillon stated Blue Spruce has a 10-year workmanship warranty and a 15-year manufacturer warranty. They can provide references for the Board and offered to walk the property. The repair bid is a little under \$5,000. The work will include pulling the shingles back from the wall abutment, installation of new step flashing, re-shingling and proper intake ventilation at the eave. They were asked to provide a proposal for a full re-roof of Jason's unit. There was a suggestion to have Blue Spruce do the work and to hire them to do maintenance on all the roofs.

Action Item: Blue Spruce will provide new proposals, estimates and warranty information for the Board to review.

The Board discussed the possible need to have an electrician fix the heat tape circuitry issue. There was agreement that further evaluation is warranted, including inspection of neighboring units to determine if the issue is isolated or systemic.

B. Siding

Chris Fletcher is on site doing scraping, touch up painting and replacing rotten ledger boards,. Work is in progress and the Board will monitor status.

C. Insurance

The new policies have been obtained and are on the website.

D. Walkways

The Board revisited the previous bid for walkway replacement and discussed replacing one walkway this summer as a test. Bill Albert noted the composite material from Timber Tech is a strong candidate due to durability. Lumber prices have decreased, potentially impacting material choices. Ice melt and iron shovels should not be used on composite material due to discoloring, staining and scratching risks. Composite is also known to be slippery, which could be an issue. Jason Randall had concerns about maintenance and not being able to match the color of the material for future replacements. The most recent estimate received from BUP was around \$200,000 for the walkways, some retaining walls, some railings and redesigning the steps.

Action Item: The Board and BPM will further research current material options and costs.

VI. NEW BUSINESS

A. Chipping Program

The County chipping program is scheduled for July 21 - 25, 2025. Owners should notify BPM of any dead trees.

B. Work Day

The next work day was tentatively scheduled for August 9, 2025. The Board plans to work on the walkway at this time.

C. Seal Coating Proposals

This agenda item was tabled, as the proposal from A-Peak has not yet been received. Bill Albert has also received a few bids.

Action Item: Madison Tomson will send the proposal to the Board once received.

VII. SET NEXT MEETING DATE

The next Board of Directors Meeting will be held on Wednesday, September 10, 2025 at 4:00 p.m.

VIII. ADJOURNMENT

Motion: Amy Corsinita moved to adjourn at 5:25 p.m. Bill Albert seconded and the motion carried.

Approved By: _____ Date: _____
Board Member Signature