

**Upper Village Homeowners Association
Board of Directors Meeting
Tuesday January 6, 2009
Pine Ridge meeting Room
Breckenridge, Colorado
Safety teleconference meeting
January 27, 2009**

I. Call to order, Attendance, Quorum

The meeting was called to order at 10:15 A.M. by Wade Dover, President of the UVHOA. Board member John Lindgren, Rafe Sykes, Sarah Provino and Tyler Viernow were in attendance. Dave Hartman representing the management company was also in attendance.

II. Review of Minutes of last Board meeting and Annual Meeting on December 6, 2008.

Motion to approve the Annual minutes from Dec. 6, 2008 by Rafe Sykes and seconded by Sarah Provino and approved. The Board meeting minutes from Dec. 6, 2008 were reviewed and motion was made by John Lindgren and seconded by Rafe Sykes to approve the minutes from the board meeting. Motion was passed by acclamation.

III. Manager's Report – Wood Winds

Discussed year of the year 2008 finals

1. Operating - \$ 4,151.03
2. Money Market (Reserve Fund) - \$ 26,143.54
3. Countrywide CD's – \$ 78,451.79
4. Accounts Receivable (Dues) - \$ 00
5. Prepaid Insurance - \$ 281.82141

As of December 31, 2008 Income Statement reflected the following positions:

1. HOA member revenue - \$ on budget.
2. Total Expenses - \$ 22,856.77 over plan with a net loss of \$ 13,412.22 after reserve contribution deduction.

IV. New Business

A. Discussion of Pool upgrades.

The Board will review with Baker, Hogan Architects the conceptual plans that have been completed to date. After lengthy discussion a Motion was made by Rafe Sykes to approve the initial expenditure of \$ 10,000.00 and enter into a contract with BHH Partners Architects to design and produce drawings of a new pool facility that can be used by contractors to develop budgets for construction costs that can be presented to the member Associations. The drawings would also be presented to the Town of Breckenridge for planning review and approval should the project be approved by Association membership later in the spring after cost estimates are formulated.

The Board discussed possible timelines for the special meetings and the hope is to have the information in April and call for a special meeting as soon as possible after the information on costs estimates and the contractors interviewed. The Board discussed calling the individual Presidents to discuss the pool design answer questions about the proposed pool renovation plans. The Board divided up the responsibilities of calling the presidents among the Board members.

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The Board will compare information obtained from the member Board presidents to understand concerns and develop a list of FAQ's to distribute to the members.

The Board will send out a letter to the members to keep them informed about the progress of the proposal.

Adjournment at 11:55 AM

Teleconference meeting January 27, 2009

Called by Wade Dover to discuss the pool drain issues as relates to the new laws and the liability insurance for the UVHOA.

Board members in attendance include Wade Dover, John Lindgren, Rafe Sykes and Tyler Viernow.

The Board discussed with Management the issues related to the new pool laws and the liability insurance policy of the master Association. The insurance agent from State Farm did not believe that the Association would not be covered by the current liability policy because the Association is working on the upgrading of the drains to meet the new requirements.

The problem is that the old pool drains do not meet the requirements of the new law and therefore the association is not in compliance with the new law. Liability policies can be voided by an insurance company if a law is broken. This would be a decision of the insurance company if there was to be a claim.

The law went into affect but the pool part manufactures did not have a drain cover that was UL listed and approved until recently. The orders for the new covers have been back logged. The Drain covers are in Summit County and management will contact the Pool service company as to the schedule for installation.

After discussion a motion was made by John Lindgren to shut down the Pool immediately until the drain covers are installed. The motion was seconded by Tyler Viernow and passed by acclamation.

The Board discussed the status of the amended Declarations and the vote in December 2008 to continue to revise the updated Declarations. The original declarations of the Association are the documents that the HOA will use for the pool approval process and special meetings.

The Board discussed the conversations and ongoing questions that each board member has had with the member Association president's and property managers. Motion was made by John Lindgren to reaffirm going ahead with BHH Partners Architects, contractor solicitations and estimates for pricing and Town of Breckenridge planning review and approval process. The motion was seconded by Wade Dover and approved with Tyler Viernow abstaining. Meeting adjourned at 6:00PM.

Respectfully submitted

David Hartman
Acting Secretary
Upper Village Homeowners Association