

Board of Governors meeting, Wednesday 6/24/26

Call to Order and Quorum 7:12 p.m.

Board members present: Geoff, Jason, Nikki

Manager Dan joined a little later.

Owners present: Claire Kellett

Owners forum: Claire asked if our HOA insurance policy includes earthquake insurance. Geoff will send an email to Butner and CC Claire to ask this question and also have a copy of the policy sent to Claire.

Claire also gave an update on the project adjacent to Fireside and other parts of the Main and Minaret intersection. "Site 2" AKA the church site (SW corner of the intersection) will be the first phase to be built. A new location for Mammoth brewing will be built within that phase. Once they move MBC into that new location the next phase will be the current MBC location (adjacent to Fireside). Then phase 3 will be the South East corner. She also noted that the project adjacent to us will have their loading dock in the back along our retaining wall, and she's concerned about the noise. She has expressed that concern to the town planning department.

Approve meeting minutes of May 27, 2026: Jason motioned to approve and Nikki seconded.

Discuss upcoming election/annual meeting: Geoff mentioned that we need to reach a vote quorum and asked everyone to remind all owners to get their ballots in.

Discuss hard surface flooring rules: Tabled this discussion to allow Todd to add comments and updates since he is spearheading this topic.

Update on pedestrian security doors in parking garage: Agreement finalized. 8050 will bring the door back to full working order at their expense. Going forward either complex (8050 or Fireside) will be responsible if an owner, resident, renter, or guest of that complex does the damage and it can be verified. If it can't be verified then 8050 and Fireside will split the cost 50/50.

Improvement projects: We can move forward on Exterior trim and fascia paint, Seal coat of asphalt, roof maintenance, and a new snowblower. Jason mentioned that he thought the last asphalt coating was done just two years ago and still looks good. Claire and Dan

concurred that it is in good shape and Claire pointed out that one unit that's getting a lot of work done right now has been moving in some heavy equipment and damaged some parts of the asphalt. Dan will confirm the year that the coating was done last and if just two years ago we will postpone this. Dan also mentioned that the snowblower is working well and has regular maintenance. He'll check records for when that was purchased and if it wasn't 8 years or more we will postpone that also. Dan mentioned that the painting quote could be 15 or 20k which is much higher than what we have set aside in the reserves for that. He will get quotes.

Beam Repair: Beam repair has been completed and paid and that owner is moving forward with the rest of their remodel project.

Insurance Inspection results and next steps: Requirement... Limbs overhanging roof need to be trimmed and up to 3 trees that are too close to the building may need to be removed. Dan got a bid from a local company that was around \$50k so he also reached out to another company he knows near Reno that gave a bid of around \$25k. That lower quote doesn't include removal of the logs (they will be left at Fireside) so we need to look into options like posting them on facebook marketplace for anyone that wants to come get them for firewood.

There were several other recommendations from the insurance inspection that weren't required. Geoff suggested that we wait on the non required items since we have a large expense coming up for the tree removal. Everyone agreed.

Adjourn: 8:13 pm