

Cornerstone Condominium

General Board Meeting

March 24, 2026

A Cornerstone general board meeting was called to order by board president, Cindy Reynolds at 5:10 p.m. Those in attendance included Rod Fishkin, Steve Crowley, Melissa Caffery, Mike Johnson, Sara Davis and property manager, George Merritt. Cindy Reynolds attended by Zoom. The meeting was held at Sara Davis' condominium.

The minutes from the previous general board meeting were approved as written.

Unfinished Business-

- a. George Merritt's renewed contract began 1/01/26.
- b. Comcast contract – Rod discussed the results of the questionnaire sent to homeowners and two Comcast proposals that would reduce our TV and internet costs. Following discussion, Cindy Reynolds moved to approve option 1. Sara Davis seconded the motion. The motion passed unanimously. Option 1 will provide faster internet service, more tv channels, improved equipment and reduces our annual increase to just 3%.
- c. French drains installed - B5 and B8 – work completed.
- d. Trash enclosure – Following discussion, Melissa Caffery moved to proceed with work on the trash enclosure. Mike Johnson seconded the motion. The board unanimously agreed to move forward with replacing the wooden trash doors with a garage type door.
- e. Concrete slabs – George discussed the need to replace the entry slabs in front of the stairs going up to A6 and B6 and down to the respective furnace rooms. George will speak to Rios Construction about doing the work.
- f. Chimney cleaning – After discussion, the board agreed to wait until fall to readdress chimney cleaning. In the meantime, George will talk to Service Monkey about better prices.
- g. Radon mitigation discussion – Rod Fishkin reviewed with the board how the installation of the C building radon mitigation system is proceeding. Following discussion, the board agreed that the HOA intended to accept the “gift” of the radon mitigation system from the C building homeowners. After which point, it will become the HOA's responsibility.

New Business-

- a. Parking enforcement – Following discussion, the board unanimously agreed to continue with our current enforcement.
- b. Boiler maintenance – E Mechanical will do some necessary preventative maintenance on the boilers in A, B and C buildings in June.
- c. Tree for Building A – The board agreed to discuss again after George spoke with the homeowner in A2.
- d. Lighting in the garage – After discussion, Steve Crowley moved to replace the 6 lights that are out, with 6 working lights that are the same light fixture. Sara Davis seconded the motion. The motion carried.

Special Assessment projects-

George Merritt will oversee scheduling and implementing the following special assessment projects:

- a. Stucco repair and painting A, B, and C buildings – JR Master Painting
 - 1) Paint colors approved by the board.
 - 2) George will submit the colors to the EV architectural review committee for approval.
 - 3) Painting project will begin this spring, weather permitting, and approval from EV is received.
- b. Gutter and downspouts – Vail Valley Gutter
- c. Capping and Flashing on Knee walls – Rios Construction
- d. Top of parking structure Joint repair and surface sealing – Colorado Custom Concrete
- e. Tree Removal – Work completed.
- f. Building A - Expansion tank replacement – E Mechanical – tentatively planned to be replaced in May or June.

There being no further business, the meeting was adjourned at 6:23 p.m.

Respectively submitted,

Sara Davis

