

*Draft*  
**PLUNGE CONDOMINIUM ASSOCIATION**  
**MEMBERSHIP MEETING**  
**July 27, 2023, 10:00 A.M. (MDT)**  
**Telluride, CO 81435**

*Minutes*

1. Roll call, determination of quorum and certification of proxies.  
Quorum: 50% of the membership voting rights is a quorum. Sandra Gomez (Unit B), Bill and Cory Clendenen (Unit C), John Burn (Unit D), John Adler (Unit E), Leslie Friend (Unit F), Frances Battey (Unit G) Proxied Mike Barron, Mike Barron (Unit H), Jay Bodnar (Unit J) and Kurt Fox (Unit K)  
Others Present: Judi Balkind, HOA manager  
Absent: Margaret Blaisdale, (Unit A) and Fran Perry (Unit I),  
Quorum: 50% of the membership voting rights is a quorum. 81.77% of total votes and quorum has been met.  
***Mike Barron called the meeting to order at 10:09 am MST.***
2. Motion to approve/waive notice of meeting.  
***John Burn made a motion to approve notice of the meeting. Mike Barron seconded, vote taken and a favor, the motion passed.***
3. Review and Approval of the minutes from the February 8, 2022, Annual HOA meeting.  
***Mike Barron made a motion to approve the minutes to the February 8, 2022, meeting. John Burn seconded the motion and the motion passed unanimously.***
4. Approval of Agenda.  
***John Burn made a motion to accept the agenda and Leslie Friend seconded and the motion passed.***
5. President's Report.  
Mike Barron noted to the members that several of the owners replaced their windows. The owner of Unit I has requested approval to install new windows. The four owners used Anderson windows and the colors are close to the existing colors. In installing the windows, the contractor discovered that there was little or no flashing. The Town of Telluride's building inspector required external flashing. Mike Barron offered to each owner to give him a call which resulted in pulling trim off the building. The four owners have paid a portion of the company to prime paint and caulk around the window at their costs.  
There is deferred maintenance on the building. There is significant prep work needed for painting and a maintenance program should be scheduled on an annual basis.
6. Manager's Report. It was noted to the members, Josey Griffith has taken over the common area cleaning. He is scheduled to be at the property on Mondays and Thursdays.  
Judi Balkind asked owners to inform their contractors that when they are working on a remodel their vehicles will need to park in the street not in the back parking lot. If the dumpster is needed, the request is that the contactor get the dumpster removed as soon as the project is finished. In the past, there have been issues with the dumpsters being left on the property months after

completion.

Mike Barron noted that once the snow melted there were significant piles of “ashes” left on the grounds. He asked the owners to notify their cleaning staff to dispose of this in the proper containers not on the grounds.

The reserve funds have been moved to a higher interest account with Alpine bank.

7. Old Business:

a. Review of 2022 Financials

**Mike Barron makes a motion to accept the financials as presented. Krut Fox seconded, and motion passed unanimously.**

b. Discuss - Updates on amendments to the Declarations. Bill noted to the members that in January, Mike, Bill, and Nicole Pieterse, the HOA’s attorney finished the revised draft of the amendment to the declarations. There were new rules adopted that were incorporated into the amendment. Jared Polis, Governor of Colorado, signed a new House bill 1024 on April 12<sup>th</sup>. Bill will review these changes with Nicole before sending the “draft of the amendments”. Bill and Nicole will continue to resolve the issue with the town’s claim on Pacific Avenue on the wall that was built. Town said they changed the standards.

Kurt Fox asked the town for a Certificate of Occupancy from his remodel. He was told that he had to update the plat map for a Certificate of occupancy. Bill noted that Nicole mentioned it to Bill, Nicole thought that the HOA would have to take certain actions toward Kurt.

- It was noted the building permit has still not been closed out for the building for the roof and deck work.

8. New Business:

a. Approval of 2023 Budget and Dues

- Add reserve again. 40K/YR. Discussion ensued. **William Clendenen made a motion to approve the 2023 operating budget as presented but hold off on a reserve assessment. The board preferred to do the reserve study ourselves rather than pay some \$3,500 for an outside party to do it. Mike Barron seconded the motion and the motion passed unanimously.**

b. Electrical work- swap out lights in front. Build a box for lights and repairs to the electrical box in back. Add a shed roof over the electrical box. An electrician has been contacted to secure the electrical box and remount the light fixtures.

c. Exterior Painting - Establish a painting maintenance program for the complex. Paint south side of building HIJK - bid from Larry Giannotti \$43,500.00. **Bill Clendenen made a motion to fund this from reserve fund – Kurt Fox seconded the motion and motion passes unanimously.**

Light fixtures are above the front door of Kurt Fox’s unit make it difficult for Jay Bodnar to open his windows. Bill Clendenen suggested that new lights are purchased and installed.

d. Kick out plate over Kurt Fox door- contact Stone Ridge Roofing to fabricate a kick plate over the exterior of Kurt Fox’s door.

e. Issue in crawlspace under unit B – Mike Barron and Judi are working on getting a contractor to pull out old insulation, clean up area and install new insulation. Sandra Gomez will work with them on her schedule for short-term rentals.

e. IRS: HOA roll over of funds - voted on annually at owner meeting

- Operating Fund:  
**Bill Clendenen made a motion that any excess of membership income over**

**membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Mike Barron seconded: Motion carried.**

- Reserve Fund:  
**Bill Clendenen made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2022, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. Mike Barron seconded the motion. Motion carried.**

- f. New bill signed by Governor Polis – Bill Clendenen addressed this in the previous amendment to the declarations.
- g. Election of Directors - One-year terms – 5 Directors
  - Bill Clendenen nominated himself for a board position.
  - John Burn nominated himself for a board position.
  - Mike Barron nominated himself for a board position.
  - John Adler nominated himself for a board position.
  - Kurt Fox nominated himself for a board position.

***Sandy Gomez made a motion to accept the slate for directors as presented, Mike Barron seconded. All in favor. Motion passed.***

***Bill Clendenen makes a motion to keep last year's officers in place. nominating Mike Barron as President, Bill Clendenen as Vice President, John Burn as secretary and adding Kurt Fox as Treasurer. John Burn seconded and the motion passes unanimously.***

- h. Owner Remodels:
  - Review and approve – Unit I – Fran Perry/Grayson Fertig new windows – ***Mike Barron made a motion to approve the windows. Jay Bodnar seconded all in favor and motion passes.***
  - Jay Bodnar noted that in the future, that if any owner is going to perform work on their unit and on the property that it would be wise for that owner to hire a supervisor/contractor with construction experience to oversee the project. Bill Clendenen suggested drafting a resolution to incorporate into the HOA documents relating to this.
  - Procedure and follow up with trash receptacles. This was addressed in the managers' report.
  - Parking of construction vehicles – one per unit, need identification on the vehicle. Parking on pacific street – property managers can add that truck to the parking permit list.
- i. Other:
  - Corey Clendenen noted the walkway between the buildings from the west pacific street gets covered with ice in the wintertime and is sometimes difficult to navigate. Stoneridge roofing will be contacted to determine if additional gutters and heat tapes

can be installed to alleviate the issue.

- Dumpster – Judi will be looking into dumpster enclosure options.

9. Adjournment. Bill Clendenen moves to adjourn the meeting at 11:11 am, Mike Barron seconded.

Respectfully submitted,

By: \_\_\_\_\_  
Jarmik Property Management Inc  
Judi Balkind, Plunge HOA manager