

**DRAFT**  
**GOLD DUST CROSSING CONDOMINIUM ASSOCIATION**  
**SPECIAL HOA MEETING**

NOVEMBER 16th, 2022 – 3:00 PM MST  
Zoom Meeting ID#: 655 655 7910 Passcode: 044110  
Telluride, CO

***Minutes***

1. Roll call and determination of quorum (one vote per unit per % interests) Quorum is majority of the unit owners present or by proxy.  
Web Raulston – A1, Marki Knopp, A2, Scott Chambers – A3, John Hemphill – A4, Stewart Seeligson, A5, Anneliese Riebel – C1, and Reto & Marie Gamweger – C2.

***John called the meeting to order at 2:04 P.M.***

2. Proof of notice of meeting or waiver of notice  
***Scott Hemphill made a motion to approve the notice of meeting. Motion seconded by Marki Knopp and motion passed unanimously.***
3. Review and approve Minutes for the last meeting – Annual meeting of April 26, 2021  
***Scott made a motion to accept the minutes of the Annual meeting of April 26, 2021. Scott Chambers seconded the motion. All in favor.***

Reports of Officers – Scott and Stewart pricing to look at the siding of the building for replacement. Scott reached out to Peter Lundeen for a meeting and will circulate back to the owners.

Stewart Seeligson suggested getting a second opinion.

4. Reports of Committees: N/A
5. Elect Directors and Officers (Annual Meetings only)
  - John Hemphill– President
  - Stewart Seeligson – Vice President
  - Scott Chambers – Secretary/Treasurer
6. Unfinished Business:
  - a. YTD - Financial Review 2022
    - 2022 Budget was the same as 2021 - did not account for the following
    - Elevator repairs - \$11,395.20 Not budgeted, capital project not assessed
    - Increase in common area cleaning – Peak charged \$300/month, new company \$810/month
    - Increase in water & sewer – Town continues to increase pricing
    - Alarm monitoring – test & inspection - \$545/qtr.
7. New Business:
  - a. Special assessment to cover Elevator repair and shortfall in 2002 budget

Scott made a motion for a special assessment. Stewart seconded. All in favor. Due on receipt.

- b. Review and approve 2023 Budget and Dues increase dues by a flat 20K over expected operating costs – a vote was taken: Marki – yes, Web – yes, John – yes, Scott – yes, Stewart – yes
- c. Capital Reserve Fund – Established - this is funding at 10% of operating budget – see discussions
- d. Maintenance & Repairs –List of maintenance & repairs that need to be attended to table for annual meeting. Stewart suggested a meeting with Sherri Brieske to ask if she wants to stay on. Determine the best way forward
- e. IRS – Motion for rollover of funds (see attached)
- f. New bill signed by Governor Polis (see attached)

8. Adjournment: Stewart Seeligson made a motion to adjourn the meeting, John Hemphill seconded.

Judi Balkind is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

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