

DRAFT
GOLD DUST CROSSING CONDOMINIUM ASSOCIATION
CONTINUANCE OF ANNUAL MEETING

January 11th, 2024 – 10:00 A.M (MST)

Zoom Meeting ID #: 655 655 7910

Passcode: 044110

Telluride, CO 81435

MINUTES

1. Roll call and determination of quorum (one vote per unit per % interests) Quorum is majority of the members present or by proxy.

Members present: Scott Chambers – A3, Stewart Seeligson – A5, John Hemphill – A4, Marki Knopp – A2, Aaron Angell – A1, and Anneliese Riebel – A6.

John Hemphill called the meeting to order at 10:08 A.M (MST).

2. Proof of notice of meeting or waiver of notice

Scott Chambers made a motion to waive the notice of the meeting, Marki Knopp seconded the motion and the motion passed unanimously. John Hemphill will reach out to Marie Gamweger – C2 to request her acceptance of the waiver of notice.

3. Unfinished Business:

a. Ratification of 2024 Budget

- Keep operating dues bi-annually
- Discussion of renovation dues – paid monthly? To be discussed after contract is received
- Discussion of renovation budget
- Hours for renovation project
- 20K Capital Reserve Fund

Anneliese Riebel made a motion to ratify the 2024 budget as presented. Aaron Angell seconded the motion. The motion passed unanimously.

4. New Business:

a. Approval for the Board to enter building renovation contract with Pete Deluca at their discretion.

John Hemphill discussed making a motion for the Board to enter the contract with Pete Deluca should it be sufficient upon review. Marki Knopp made a motion to approve. Anneliese Riebel amended this motion to discuss sequencing of payment requests with members prior to requesting payments. Stewart Seeligson further

amended this motion to allow for entering into the building renovation contract with a General Contractor, and the motion passed following Marki Knopp's acceptance of the amendments. Aaron Angell requested clarification on individual owner budgets. Stewart Seeligson noted the costs would be allocated on a fair basis. A re-vote was made without a third amendment. Marki Knopp made the motion to re-vote to allow the Board to enter into a contract with Pete Deluca. Anneliese Riebel re-affirmed her amendment to the motion. Stewart Seeligson further re-affirmed his amendment to the motion. A vote was taken: Marki Knopp – yes, Anneliese Riebel – yes, Stewart Seeligson – yes, John Hemphill – yes, Aaron Angel – yes, and Scott Chambers – yes. Motion has passed unanimously.

b. Assessment funds for interior building renovations if assessed funds are available.

John Hemphill made the Motion to approve the board to utilize excess funds from the building renovation if available for the interior renovation. Stewart Seeligson seconded, and the motion passed unanimously.

5. Other Business:

John Hemphill made a motion to accept the minutes from the board meeting on December 20th, 2023. Stewart Seeligson seconded the motion and the motion passed.

6. Adjournment.

Aaron Angell made a motion to adjourn the meeting, Marki Knopp seconded, and the meeting was adjourned at 10:35 A.M.

Respectfully submitted,

By: _____

Jarmik Property Management, Inc.
Judi Balkind, Gold Dust Crossing HOA Manager