

LIVERY HOMEOWNERS ASSOCIATION
Annual Meeting Minutes
August 16, 2018, 10:00 A.M. (MST)
Wilkinson Public Library – Meeting Room #6
100 West Pacific Street
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies. Board members Present: Dick Orsler, President;
By Phone: Dick Orsler, President, Cara Nakata (Res 2A,) Clifford Hansen (Com 101), Tom and Sue Easthope (Res1C), Basia Holub (Res 2C); Paul O'Rourke (Res 2B); Thomas Boudreau (Res 1B)
Proxies: Patrick Benzie proxied Dick Orsler
Also Present: Judi Balkind, HOA Manager It was determined that we have a quorum.
2. Motion to approve/waive notice of meeting. Tom Boudreau made a motion to approve the notice of the meeting. Paul O'Rourke seconded the motion passed unanimously.
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled and vacant). Quorum was met.
Suggestion was made to have the Board terms adjusted so that we are not left with any Board of Directors at any point.
Board is 3, Quorum 2
Act of majority of quorum of Directors is an act of the Board
2 Votes =act of Board
4. Reading and approval of the Minutes of the Board meeting work Session of February 8, 2018 and Minutes of the Annual Member meeting of the September 7, 2017 Board meeting. Cara Nakata made a motion to approve the 2.8.18 Work Session and 9.7.17 Annual Member meeting minutes. Clifford Hansen seconded and the motion passed unanimously.
5. Financial Review. Paul asked for clarification of what the snowmelt system expense line item is. Dick explained the system, costs associated with it as well as issues with it not working properly this past year. We have now repaired the system and do not anticipate any issues this coming winter. P & L Budget vs Actual, repairs labor and materials shows no money on that line item; going forward we will include something there. Dick asked if we could make that change now; Judi indicated that she felt it would be best to wait until 2019 to make this change. Balance Sheet indicates we have \$7,500 in reserves at Alpine Bank. We also have a LOC with Alpine Bank at a cost of \$100/year. No other comments were made. Tom Boudreau made a motion to accept the 2017 financials. Clifford Hansen seconded the motion and the motion passed unanimously.

Status of A/R; everyone is paid to date with one owner paying their dues in advance.
Proposed 2018 Budget and Dues – Presented without an increase in dues. Dick Ousler

made a motion to accept the 2018 Budget and Dues as presented. Clifford Hansen seconded the motion and it passed unanimously.

6. Election of Officers: Currently only two Board of Directors at this time. We will elect officers at our next meeting in February 2019
7. Building Manager report
 - a. Common area sconces are deteriorating – Dick noted on his walk through that a number of the sconces would fall off. Andy Vandenburg can source the replacement sconces, however he would someone else make the final decision. Dick will contact an electrician to check the wiring – Discussion ensued. The members agreed to look at replace vs. repair of the sconces and to obtain some quotes in order to determine how to proceed. TJ made a comment that we may need to look at the tin and barn wood, which may be causing a weak point and he would like us to explore using low wattage LED’s either way.
 - b. Building Security Discuss how to secure storage and mechanical rooms. Real Estate company is above the boiler room and this causes their commercial space to be hot. The hallway to the mechanical room and storage units are left open with a fan running. Discussion ensued. Tom Boudreau suggested putting in motion action lights and a fake camera. TJ Easthope suggested addressing the issue at hand, which is ventilation in that area so that the doors can be secured. Dick indicated that this isn’t a small task and will require an engineer, etc., and it appears if mostly benefits the owner of the space Bob Green and renter Jack Wesson. Uncertain if venting the mechanical room is of benefit to the members as a whole. Additional discussion ensued.

TJ also suggested adding a Nest camera to the common area and he will look into the costs. Estimate for Six cameras \$850 each initial costs, under \$2K total, with ongoing bandwidth around \$1,000/year to hold the recording. He will obtain costs estimates of the cameras to address security concerns.

Cara suggested that metal protection be placed around the pillars in the garage similar to the existing one in the stairwell, as well as a concrete post on the side of the building to protect the building. Cara to obtain an estimate for the pillar repair in the garage. Judi will contact the Building Department to discuss the concrete post on the side of the building.
 - c. Snowmelt: Fixed per Andy Vandenberg. Dick noted that we had to deal with the snowmelt issue last winter as it wasn’t working properly. Front stairs were taken out and front walkway concrete and installed new tubes. The snowmelt should work properly next year without any daily monitoring.
 - d. Minor Roof Repairs. Dick noted to the members there are still a few places, next to Jack Wesson’s area, that leaks and accumulates a 2 x 2 sheet of ice. Another one above Dicks’ unit leaks in the corner above the parapet. Andy Vandenburg is aware of these items and has agreed to fix them prior to winter.
8. New Business:
 - a. Open discussion of “customization” of owners units. Understanding common area property vs. owner private property. Discussion ensued of how much we allow

for customization. TJ has suggested that you enforce the covenants as written and create some waivers. Want to be sure that owners are aware of the Declarations as they are written and they will be circulated to all owners.

- b. Repair of NW corner of Livery Building – The building was damaged by a driver from Waste Management. Stuart from Insurance of the San Juans saw it happen. We will be filing a claim with Waste Management. Andy Vandenburg will provide a cost to repair the damage which will be passed on to Waste Management for payment. Repairs will be completed as soon as possible.
- c. Fall repairs for Andy Vanderburg – couple of roof leaks, and a recently repaired skylight. Dick and Judi will follow up with Andy to be sure everything is completed prior to the winter season.
- d. Other:
 - Clifford Hansen suggested looking at the siding and possibly putting a “stain” on the barnwood. Dick noted that Cal Wilborne had stated previously that the barnwood should not be covered with any type of stain, and just replaced as needed. Discussion ensued and the members agreed to get a second opinion.
 - Dick agreed to take the lead on getting proposals for the vents into the mechanical room.
 - Update on the construction to the Last Dollar Saloon – the bar opened up on Monday, the roof deck is not finished, the restaurant is further out.
 - TJ will investigate the options and costs for the sconces in the common areas.

9. Next Member Meeting: TBD

10. Adjourn: Cara Nakata made a motion to adjourn. Basia seconded.

Respectfully submitted:

By: Jarmik Property Management Inc.
Judi Balkind, HOA Manager