

Approved: December 11, 2019

CASTELLINA CONDOMINIUM OWNERS ASSOCIATION
Minutes to Annual Membership Meeting
October 10, 2018 at 11:00 am (MDT)
Telluride, Co

1. Roll Call and certification of proxies. Catherine Robinson Unit B, Laurie Joslin, Unit C, Marilyn Aldrich, Unit D and Benjamin Whiting, Unit E.
Laurie Joslin called the meeting to order at 11:09 am. And seconded by Marilyn Aldrich.
2. Proof of notice of meeting or waiver of notice.
Marilyn Aldrich made of motion to accept notice of the meeting. Laurie Joslin seconded and motion passed unanimously.
3. Reading and approval of the Special Membership Minutes to the October 25, 2017.
Marilyn Aldrich made a motion to approve as Catherine Robinson seconded and motion passed.
4. Reports of Officers. None
5. Reports of committees. None
6. Discussion on election of officers - Election of Directors. Judi Balkind, HOA Manager recommended to the members that they elect officers and obtain Directors and officers insurance. Discussion ensued. **Marilyn Aldrich made a motion to elect all owners as directors and to eliminate the appointment of officers at this time. If needed a special membership meeting can be held to appoint officers. Laurie Joslin seconded – vote taken all in favor.**
7. Unfinished Business.
 - a) Financial Statement review for FYE 2017 Discussed ensued –Marilyn Aldrich made a motion to accept 2017 Financials as presented. Catherine Robinson seconded and motion passed.
 - b) Financial Statement review for Year to Date 2018 – Discussion Ensued - No questions.
 - c) Painting/Staining of the Exterior of all Units – Southwest Finishes – Completed.
 - d) Exterior concrete repairs-McNamara Tile – repaired/replaced deteriorated grout. Done. Discussion ensued. A request was made to ask Leo McNamara to use his best effort to matching the grout on future repairs.
8. New Business.
 - a) Proposed Budget & Dues Review for 2019 - Laurie Joslin made a motion to increase the reserve assessment to equal 30% of operating budget and keep the operating budget the same as 2018. Marilyn Aldrich seconded and passed unanimously.
 - b) Installation of new trees to replace trees damaged by Porcupines. It was noted to

the members that there were 2 units by Marilyn Aldrich's unit and several between the ski run and Laurie Joslin's unit. Discussion ensued. Judi Balkind will contact the landscaper to determine if there is a certain type of tree that the porcupine would not eat. This will be tabled to next spring. Marilyn Aldrich will investigate the cost to have the porcupine relocated.

- c) Pest Control for carpenter ants. Benjamin contacted the Orkin pest control regarding carpenter ants – he noted they were not much of a threat as termites. Carpenter ants need wood to burrow not eat the wood. Discussion ensued. The members noted that they will keep an eye on the issue, and if needed, Orkin will be contacted for a “limited time” only.
- d) Discussion on usage of common area space – i.e. Using driveway area to “host a party.” Discussion ensued. The members agreed that only 2 cars per unit may be parked at each unit. The vehicles MUST be parked inside the garage and not out on the pavement. Additional cars will need to be place somewhere else. The owners agreed to contact their property management companies and notify the management company of the limitations. It will be the responsibility of the management company to monitor the parking and assign the necessary parking permits. It was noted that vehicles may be towed at the owners' expense if this rule is not adhered to.
- e) Update on HOA filings, and compliance to the Colorado Statue – Licensing obtained by HOA Manager. The HOA manager, Judi Balkind informed the owners that the Period report and DORA fee has been filed for the year, as well as the tax returns. The manager's license was renewed in July 2018.
- f) Update on Insurance – General Liability and Umbrella – Marilyn Aldrich requested a quote for Directors and officers insurance – this will be presented to the board for review and determination if the board will approve the insurance cost. At this time, the HOA does not have Directors and Officers insurance
- g) Other. None.

9. Adjournment. Marilyn Aldrich made a motion to adjourn, seconded by Laurie Joslin.

Respectfully submitted,

Judi Balkind

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