

GOLD BELT CONDOMINIUM ASSOCIATION

2011 Annual Meeting
July 1, 2011
657 W. Colorado Ave., Unit C-2
1:00 p.m.

Members Present: Chance Leoff & Marta Unnars (Unit R-2)
Cristine Mitchell (Units C-1 and C-2)
John Jodlowski (Unit R-3)
Saul and Lee Rachelson (Unit R-1)

Meeting was called to order at 1:05 p.m.

Saul Rachelson made a motion to give Chance Leoff the authority to represent the Gold Belt Condominium Association regarding the parking lot on the north side of Hotel Telluride. **SECONDED BY** John Jodlowski. Unanimous vote.

Cristine Mitchell made a motion to approve the 2010 Annual Meeting Minutes. **SECONDED BY** Saul Rachelson. Unanimous vote.

Saul Rachelson made a motion to elect Marta Unnars as President, Cristine Mitchell as Secretary and John Jodlowski as Treasurer. **SECONDED BY** Cristine Mitchell. Unanimous vote.

Marta Unnars made a motion for C-1 to be responsible for cleaning both the hallway and restroom. **SECONDED BY** Cristine Mitchell for discussion purposes only. No vote was made.

Saul Rachelson made a motion for the Association to clean the hallway and Unit C-1 carries the cleaning and maintenance cost of the restroom. **SECONDED BY** Cristine Mitchell. Unanimous vote.

John Jodlowski made a motion to increase the 2010 yearly budgeted amount (\$21,449.85) by 15%. **SECONDED BY** Saul Rachelson. Unanimous vote.

Discussions:

1. Officers must be Owners. There are 5 Members.
2. All Members need Association approval to file a claim against the Association Insurance.
3. Cristine Mitchell to analyze signage for commercial spaces and get back to the Members on how the signage could be improved.
4. Marta Unnars as the bookkeeper for the Association will email Financials (Profit and Loss, Balance Sheet) to each Member every 6 months.
5. Chance Leoff to collect bids on the cost of:
 - 5.1 Repair the foundation settling on South Entry
 - 5.2 Repair soffit and railing

6. Cristine Mitchell to look into a bike rack on west side of building.
7. Cristine Mitchell to trim pine tree on west side, remove rocks at the start of the stairs that go down to basement on west side and fill in with some other rock .

Meeting was adjourned 3:18 p.m.

Approved on August 27, 2012.

Cristine A. Mitchell
Cristine Mitchell, Secretary