

**CASTELLINA CONDOMINIUM OWNERS ASSOCIATION**  
**Annual Membership Meeting**  
**October 25, 2017, 11 A.M. (MDT)**  
**Jarmik Property Management – 120 South Pine Street – Suite #201**  
**TELLURIDE, CO 81435**

1. Roll Call and certification of proxies. Marilyn Aldrich – Unit D, Laurie Joslin – Unit C, and Lance Van Der Linden – Unit A and Judi Balkind, HOA Manager.  
Quorum – 40% of the allocated interest represents a quorum. Marilyn Aldrich called the meeting to order at 11:13 pm.
2. Proof of notice of meeting or waiver of notice. **Lance Van Der Linden Marilyn made a motion to waive notice of the meeting. Marilyn Aldrich seconded and motion passed unanimously.**
3. Reading and approval of the Special Membership Minutes to the August 12, 2016.  
**Marilyn Aldrich made a motion to approved Minutes as presented. Laurie Joslin seconded and all members voted in favor and motion passed.**
4. **Reports of Officers. N/A**
5. **Reports of Committees. N/A**
6. **Election of Directors.**  
Judi Balkind, HOA Manager recommended to the members that they elect officers and obtain Directors and officers insurance. Discussion ensued. **Lance Van Der Linden 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 seconded – vote taken all in favor.**
7. **Unfinished.**
  - a.) Financial Statement review for FYE 2016 was presented. Discussion ensued. Marilyn Aldrich made a motion to accept the 2016 financials as presented. Lance Van Der Linden seconded, a vote was taken and passed.
  - b.) Financial Statement review for FYE 2017. Discussion ensued. Marilyn noticed that the driveway is taking a lot of traffic and sees more cracks in the concrete. She wants to make sure we are building our reserves so there is not a big assessment hit. The members agreed to wait until 2017 fiscal year financials are completed and make a special assessment if needed.
  - c.) Painting/Staining of the exterior of all Units – Southwest Finishes. Completed – the owners were happy with the painting & staining.

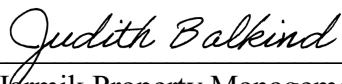
d.) Exterior concrete repairs – McNamara Tile –repaired /replaced deteriorated grout. Completed. Lance Van Der Linden made a request that grouting be matched better in the future.

8. New Business.

- a) Budget 2018 Budget – Laurie Joslin made motion to adjust the 2018 budget with an increase in the landscaping to reflect the actual amount of \$9,500 and reflect the increased in the general liability amount which may be \$600.00. Judi Balkind will verify the amounts and include in a 2018 Budget. Marilyn Aldrich seconded and motion passed.
- b) Test of back flow prevention devices. It was noted to the members, there are two common area back flow prevention devices that are tested by Telluride Irrigation. The reports are sent to the HOA and the Town of Mountain village. Each unit may have their own back flow devices and it is up to the owner to have them individually tested.
- c) Discussion on usage of common area space, i.e. Using driveway area to “host a party” Discussion ensued. The members have noticed there is an abundant numbers of cars, trailers and RV’s occupying the driveway area leading to issues with accessibility to garages. The members have requested that each owner inform their property managers that there are only two parking spaces per unit and no RV’s or trailers be parked in the common area driveway space.
  - The members were notified of an instance this summer when a guest wanted to host a “barbeque and movable bar” in the common area driveway. The members agreed this is unacceptable and a liability for the HOA and they do NOT want any usage of this type for the driveway or common areas.
- d) Update on HOA filings and compliance to the Colorado Statue – Licensing obtained by HOA Manager. Judi Balkind informed the members she had renewed her Common area manager’s License for the year beginning July 2017.
- e) Update on Insurance – General Liability and Umbrella – No Directors and Officers. **Marilyn Aldrich made a motion to approve the renewal of American Family Insurance. Lance Van De Linden seconded and motion passed.**
- f) Other. N/A

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

Respectfully submitted,



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