

*Approved 10.1.2019*

**PACIFIC PLACE HOMEOWNERS ASSOCIATION  
MINUTES TO ANNUAL MEMBERSHIP MEETING  
December 18th, 2018, @ 11:00 A.M. (MST)  
Office of Jarmik Property Management, Inc.  
120 South Pine Street – Suite 201-5**

1. Roll call, determination of quorum and certification of proxies. Eric Cummings (Unit R), Cory Widau (Unit D), Abhijeet LeLe (Units A & B), Eric Whiteman (Unit D) and Andrew Baker (Unit C). A quorum was deemed present and the meeting was called to order.
2. Proof of notice of meeting. **Eric Cummings made a motion that proof of notice was sent. Abhijeet LeLe seconded the motion and motion passed unanimously.**
3. Review and approval of the Minutes of the Annual Meeting of April 2, 2018. Eric Cummings noted a revision needs to be made on item f. page 2, in which the minutes should reflect a 6: vertical deflator piece needs to be added to the small gutter on the west side over the entrance door. **Eric Whiteman made a motion to approve the Minutes to the April 2 2018 meeting with the revision. Eric Cummings seconded the motion and motion passed unanimously.**
4. Election of Directors. **Abhijeet Lele made a motion to nominate the following slate of candidates to be directors.**  
**Cory Wideau**  
**Eric Whiteman**  
**Eric Cummings**  
**Andrew Baker**  
**Eric Cummings seconded the nomination and motion passed unanimously.**  
  
Appointment of officers by the Board. **Eric Cummings made a made to approve the appointment of the following officers:**
  - **Eric Cummings – President**
  - **Eric Whiteman – Vice- President**
  - **Andrew Baker – Treasurer**
  - **Cory Widau – Secretary****Eric Whiteman seconded the motion and passes unanimously.**
5. Unfinished Business.
  - a. Review of 2018 Financials. The members reviewed the year to date financials presented with the year to date Financials – No further questions.
  - b. Replat for Units C & D – Nicole Pieterse. Abjeeet has received advice from his attorney, Stephanie Fanos that he should wait until things sort things out at the town level. Town will need to come up with sometime of a global solution. Eric Cummings noted the town has formulas to come up with a valuation for the affordable units. This issue will be

tabled for a later date.

- c. Draft of new rules submitted by Jenny Russell - Jenny is no longer representing HOA's. The draft of the new rules will be resubmitted to the members with review from Balkind.
  - d. New tiles for common hallways; Eric was to research a non-slip porcelain tile for each entry – Eric Cummings asked someone to remove the slippery tiles off – getting a Non slip mat to minimize the ice. Eric Cummings will investigate a non-slippery tile in the spring. Eric asked if a simple expanded wire mesh to remove ice and snow should be put down. Discussion ensued - Eric Cummings will look at mats and pass this information on.
  - e. Street Address installation for each unit - Completed
  - f. 2' gutter over Scott Bridger's deck door – Duane Littlejohn, Elk Mountain Roof and maintenance will be contacted.
  - g. Hallway painting – Eric Whiteman suggests that the hallways need to be repainted and suggest installing some tongue and groove. Discussion ensued. The members requested that the color of the hallways remain the same. Bids will be obtained for the hallway painting and submit to board for review and approval.
6. New Business
- a. Ratification of 2019 Budget and Dues - bids for trash pick-up – Bruin vs. Waste Mgmt Eric Cummings motion to approve the budget 2019 as presented. – Abhijeet LeLe seconded the motion and passed unanimously
  - b. Electrical car outlet – installed by Eric Whiteman – The board members approved the installation of an electrical car outlet to be paid by Eric Whiteman.
  - c. Other – Signage – confusions with parking spaces because the ski lockers were not aligned with the parking spaces and people were confused with the storage spaces. Eric Whiteman will put labels on the ski lockers for everyone.
  - d. Favor in pursuing a reserve study – the members asked Judi to get bids for a reserve study.
  - e. Eric Cummings talked about a future expense for drainage and siding which is falling off on the decks on Andrew Bakers (Unit C) and Eric Whiteman's decks (Unit D). Eric Whiteman noted the decks are considered limited common element. There will need to be clarification on how the repairs to limited common elements are addressed in the Declarations.
  - f. Eric Whiteman requested the window sills be painted and resealed in the spring on the Southside and East side of the building and reevaluate the building for painting needs.
- b. Adjournment. **Eric Whiteman made a motion to adjourn, Eric Cummings seconded and motion passed.**

Respectfully submitted,

*Judi Balkind*

---

BY: Jarmik Property Management Inc.  
Judi Balkind – HOA Manager