

Approved 10.10.19

DAVED COMMERCIAL CONDO ASSOCIATION
Minutes to the Annual HOA Meeting
July 11, 2018 AT 4:00 P.M. (MST)

The annual meeting of the members of the DAVED Condominium Association was held on July 11 2018 at the office of Jarmik Property Management, 120 South Pine Street – Suite 201-1 in Telluride, CO 81435.

1. Roll Call and certification of proxies. – Lynn Black – Dave Pedersen – Benjamin Preston
All 3 board quorum
2. Proof of notice of meeting or waiver of notice. – Dave Pedersen made a motion to approve notice of the meeting. Lynn Black seconded – all in favor.
3. Reading and Approval of the Minutes of the May 2017 Annual Membership Meeting.
Lynn Black made the motion to approve the minutes – Benjamin Preston seconded and motion passed.
4. Reports of officers. None
5. Reports of committees. -None
 - Election of Directors. 3 Directors positions elected annually
 - Election of Officers – elected by the Board – President – Secretary/Treasurer

Lynn Black made a motion that the slate remain the same – Dave Pedersen seconded and motion passed.

6. Unfinished Business
 - a. Review 2017 Financials Lynn made a motion to approve the financial as presented – Dave Pedersen seconded and motion passed.
 - b. Review 2018 YTD Financials – Review financials.
 - c. Special assessment:
 - Review bid for repairs to the roof – Elk Mountain Maintenance **-done**
 - Discussion on Maintenance items: Common area – New Carpet – tabled for future
 - Painting of park bench in front - work on getting this painted
 - Restripe parking lines in garage, paint garage –tabled to late
 - Discussion on Painting of Exterior of Building – 2012 COR Painting \$9,599.00 -get painting bids

8. New Business.

- Approve 2018 Budget and Dues - Tabled for later
- Installation of a new Fire Alarm panel – not budgeted – funded from reserve – **Done.**
- Installation of vent into Unit #1 – approval by board. Discussion ensued. The board wants to have a “revocable encroachment easement signed by the owner of the unit and must be executed within 30 days or the vent will need to be removed.
- Installation of new smoke devices on back hallway due to remodel of unit #1 – to be paid by Unit #1. Discussion ensued – board agreed.
- Discussion on new roof. Done for now but watching it.
- Other – Protocol for owners/tenants remodels –
- Signage – a letter from the owner of the unit – proof of ownership, owner must present what the square footage allowable), (allocated square maximum) is and a letter from the HOA approving the signage. Discussion ensued:
The board adopted the following Guide line - 5.5 sq feet for the 4 retail units on the 1st floor and then 3 sq. ft for second and third floor.

9. Adjournment. Dave Pedersen made a motion to adjourn. Lynn Black seconded and meeting was adjourned at 5:30 pm.

Respectfully submitted,

Judi Balkind

BY: Jarmik Property Management, Inc.

Judi Balkind, DAVED HOA Manager