

Approved – 6.15.2023

**SAN JUAN WAREHOUSE CONDOMINIUM ASSOCIATION  
ANNUAL MEMBERSHIP & BUDGET MEETING**

**July 28, 2021, 3:00 P.M. (MST)**

**TELLURIDE, CO 81435**

Office of Jarmik Property Management Inc. 120 South Pine Street Unit  
#201

*Minutes*

1. Roll Call, Determination of Quorum and Call to Order.  
**Owner Members Present in Person or via conference call:** Josh and Jill Tarnow (Unit A, B/C), and Warren Daniel (Owner of Units E, F-1, G, H and J and the Smuggler's restaurant),  
**Also Present in Person:** Judi Balkind, Property Manager.  
  
A quorum was deemed present, and Judi Balkind called the meeting to order at 3:05 A.M.
2. Motion to Approve/Waive Notice of Meeting.  
*Jill Tarnow made a motion to waive notice of the meeting – the motion was seconded and passed.*
3. Reading and Approval of the Minutes of the Annual Membership Meeting on March 15, 2015.  
*Jill Tarnow made a motion to approve the minutes of the March 15, Annual Membership meeting. Warren seconded and the motion passed unanimously.*
4. Reports of officers. N/A
5. Nomination and Election of Directors. Discussion ensued. Warren Daniels noted that there are 3 owners which represent a board of Directors.
6. Unfinished Business.
  - a. Financial Statement Review - FYE 2019 & 2020.
    - *Jill Tarnow made a motion to accept the 2019 financials as presented. Josh Tarnow seconded the motion and motion passes.*
    - *Warren Daniels made a motion to accept the 202 financials as presented. Jill Tarnow seconded, and the motion passed unanimously.*
7. New Business.

- a. Proposed Budget & Dues Review FYE 2021. **Warren Daniels made a motion to approve the 2021 budget and dues. Motion seconded by Josh Tarnow and passed.**
  - b. Discussion on amending the Declarations. It was noted to the members that the declarations are outdated and should be updated to include the latest CCIOA. This is tabled for a later date.
  - c. Discussion on Insurance rates – (attached is proposal). Guard insurance renewal proposal was presented to the members for review. The owners will look at their individual policies to determine if there is any overlap.
  - d. Discussion on elevator – maintenance and repairs – potential new elevators. It was noted that the elevator may need major repairs but at this point there is no estimate for repair or replacement.
  - e. Discussion on maintenance room – individual water heaters and boilers, ejector pumps. It was noted to the members that each unit has a separate water heater and boiler, and the repairs and replacements are an owner’s expense not an HOA expense. Ejector pumps are a common expense.
  - g. Discussion on Broken Tiles by the back door into carport:
    - Met with Leo McNamara regarding the slate tiles on the back landing – Leo suggested removing all of the slate tiles and replace with a sturdy tile similar in color but different material – Estimate - \$800 - \$900. **Jill Tarnow made a motion to approve the estimate from Leo McNamara to fix the tiles. Warren Daniels seconded the motion and passed unanimously.**
8. Website and HOA compliance with the Department of Regulatory Agency. Judi Balkind noted the website has been updated and filing fees have been filed for DORA and the Periodic report.
- a. Other – Trash receptacle – Jill Tarnow asked if the dumpster could be changed out for a new one. The present one is overflowing and possibly a larger one may be installed, or this one is emptied more often.
9. Adjournment: Jill Tarnow made a motion to adjourn the meeting. Warren Daniels seconded the motion and passed.

Respectfully submitted,

By: \_\_\_\_\_  
Jarmik Property Management, Inc.  
Judi Balkind, HOA manager