

Approved
MINUTES
ETTA PLACE TOO HOMEOWNERS ASSOCIATION
SPECIAL MEMBERSHIP MEETING
SEPTEMBER 23, 2013 12:00 PM MST
120 SOUTH PINE STREET, SUITE #201, TELLURIDE CO

1. Roll call, determination of quorum and certification of proxies.

Members present: Nate Friedrich (Unit 104) Jennifer Ito (Unit 105); Brendan Shine (Unit 106), Meg Keeley (Unit 107), Steve Spencer and Monica Holley (Unit 108), Diana Serpe (Unit 110) Karen Lawrence, (Unit 112); Ellen Esrick (Unit#113) Elison Atkinson (Unit 114) and Kathleen Waldrop, (Unit 115).

Proxies: Gary Potts (Unit 103), Diane Serpe (Unit 110), Dick and Linda Vance (111) Jerry Esrick (Unit 113); in favor of Judi Balkind.

Absent: Peter Corcoran (Units 101 & 102), David Soltanpour (Unit 109).

Non-members present: Judi Balkind, HOA manager

Judi Balkind called the meeting to order at 12:08 p.m. and declared a quorum present.

2. Motion to approve/waive notice of meeting

MOTION

Jennifer Ito moved to approve the notice of meeting.

Monica Holley seconded the motion.

A voice vote was taken and passed without objection.

3. New Business.

- a. Review 2013 YTD Financials. – The current financials were presented to the owners reflecting the latest balance sheet items..
- b. Replace current Hot Tub with one new one. Discussion ensued with regard to the installation of a new hot tub. Elison Atkinson reviewed the memorandum she sent to all owners regarding the installation of a hot tub(s). Brendan Shine noted the apron around the pool should be addressed before the installation of new hot tubs. The apron which consists of concrete should not be done this time of year – could be compromised by the weather. It was suggested spring would be the best time to re-do the apron/cement work. Steve Spencer also noted the freezing needs to be over with and you need a better curing time. Meg Keeley also noted if there is any type of risk then everything should be done in the spring.

MOTION: Jennifer Ito move to go forward with the purchase of one commercial grade above ground larger hot tub and we install it at the same time we replace the pool decking and determine what we need to do with the pool to make it look better more attractive and safer. Does not included pool

furniture and hold off until the earliest time in the spring. Brendan Shine seconded the motion. Motion passed unanimously.

Vote was taken for a one new hot tub vs two new hot tub:

All owners voted for one hot tub reiterating that the hot tub is larger than the previous tub.

- c. Replace current Hot tub with two new ones. Information from Cimmaron Lodge – President – Glorida Kingzett regarding the installation of two new hot tubs. Information was sent to all owners regarding the cost of two hot tubs.
- d. Resurfacing the pool deck area. – Address in b. above.
- e. New Pool furniture. Elison Atkinson reported on a cost less than \$3,000.00 for pool furniture, and Brendan Shine searched on the internet and reported a cost of \$1,000.00. Elison suggested a 6 top table with 6 chairs and 6 lounge chairs. NO cushions and trying to get a Mountain look vs. a Beach look and low maintenance. Jennifer suggested lower cost on furniture and replace more frequently.
Meg Keeley suggested someone present options at the February meeting. Elison Atkinson would be happy to resubmit to the board. Brendan suggested looking into aluminium pool furniture as an alternative. Meg suggested a few options - \$3,000.00, \$2,000.00 and \$1,000.00 option and it can be voted on the February meeting.
- f. Discussion for special assessment. This was for informational purposes only. No need for a vote on the special assessment.
- g. Purchase of Attic space on the 3rd Floor – Karen Lawrence. There is an area above Karen’s unit and requesting purchasing the space. The board has hired an attorney to investigate the declarations, plat map and any other documents relating to the space. Meg Keeley asked what uses are allowed with this space. Meg has the unit below Karen’s and is concerned about the usage of the space. Karen noted there is a loft area and she would like to install a small bathroom for the loft area. If a bathroom cannot be installed, Karen would not be interested in purchasing the space.
- h. MOTION

4. Adjournment

Monica Holley moved to adjourn, seconded by Brendan Shine. The meeting was adjourned by unanimous consent at 12:53 pm.

Respectfully submitted,

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By: Jarmik Property Management, Inc.

Judi Balkind, Etta Place Too HOA Manager