

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

June 22, 2023, 10:00 A.M. (MST)

TELLURIDE, CO 81435

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

Minutes

1. Roll Call, Determination of Quorum and Call to Order.
Jill & Josh Tarnow, A & C, Warren Daniels proxied Josh Klein. A quorum is met at the meeting is called to order by Jill Tarnow.
2. Motion to Approve/Waive Notice of Meeting.
Josh Klein made a motion to approve the notice of the meeting. Jill Tarnow seconded the motion and motion passes unanimously.
3. Review and Approval of the Minutes of the Annual Membership Meeting on July 28, 2021.
Jill Tarnow made a motion to approve the Minutes of the Annual Membership on July 28, 2021. Josh Tarnow seconded, all in favor and motion passed.
4. Reports of officers.
N/A
5. Nomination and Election of Directors.
Josh Tarnow noted there are 3 owners which represent the board of Directors.
6. Unfinished Business.
 - a. Financial Statement Review - FYE 2021 & 2022. Discussion ensued.
Josh Tarnow made a motion to accept the 2021 and 2022 financials as presented. Josh Klein seconded, and motion passed unanimously.
 - b. Leo McNamara fixing the broken tiles – ***Completed.***
7. New Business.
 - a. Proposed Budget & Dues Review FYE 2023
Josh Tarnow made a motion to increase the dues by 10% for fiscal year 2023. Jill Tarnow seconded the motion. ***Dues will be retroactive to the first of the year. A separate invoice will be prepared for the first 3 quarters of 2023. The 4th quarter dues will reflect the proper allocation. All in favor and motion passes.***
 - b. Discussion on amending the Declarations. Josh Klein mentioned to all owners to see what issues to amended in the declarations. The biggest issue is the insurance dated on this. Maybe get an insurance specialist on mixed use properties?

- c. Discussion on Insurance rates – renews on August 1, 2023 – waiting for renewal quote. Judi will send renewal around as soon as received
 - d. Discussion on elevator – maintenance and repairs – Estimate for repair to fix the elevator - \$7,257.95. Review and approve – fund from Capital reserve fund? Josh Klein noted that he had been working on this issue for 4 months. The members agreed to pay for this repair.
 - e. Discussion on report from Big Mountain fire inspection – repairs needed (reports attached) Judi will send information to all owners.
 - g. IRS – rollover of funds -voted on at annual meeting.
 - h. Governor Polis – new bill – voted on at annual meeting. ***Josh Klein made a motion to adopt the new bill. Josh Tarnow seconded the motion.***
8. Website and HOA compliance with the Department of Regulatory Agency.
- h. Other:
 - Josh Klein will outline maintenance room issues and repairs.
 - Two different sewers – A & C –rainwater ground & rainwater pit.
9. Adjournment: ***Josh Klein made a motion to adjourn the meeting at 11:01 A.M.***