

**Approved  
Minutes of  
Annual Membership and Budget Meeting of  
CASTELLINA CONDOMINIUM OWNERS ASSOCIATION  
238 East Colorado Avenue, Conference room- Jarmik Property Management,  
Telluride, CO  
March 27, 2012 6:00 p.m.**

The annual membership and budget meeting of the members of the Castellina Condominium Owners Association was held on March 27, 2012 at the conference room of Jarmik Property Management Inc. – in Telluride, Colorado.

**1. Roll Call, Determination of Quorum and Call to Order**

**Members Present in Person or on Teleconference:** Laurie and David Joslin - Unit C, Marilyn and David Aldrich – Unit D, Jerrold Russell – Unit B – proxied Marilyn Aldrich, Patrick Rothe proxied David Aldrich. Unit A owners were absent.

**Also Present:** Judi Balkind, Homeowner Association Manager.

Judi Balkind announced a quorum was present and the meeting was called to order.

**2. Motion to Approve/Waive Notice of Meeting**

**Upon motion made by Marilyn Aldrich and seconded by Laurie Joslin, notice of this meeting was waived.**

**3. Reading and Approval of the Minutes to the last meeting. – N/A.**

**4. Reports of Officers. N/A**

**5. Reports of Committees. N/A**

**6. Election of Directors/Officers.**

**David Joslin made a motion for all five owners to hold the position of directors. Dave Aldrich seconded the motion and passed unanimously.** The directors will nominate the officers at another meeting.

**7. Unfinished Business.**

- a. Review 2011 Financials.** The Profit and Loss for year ending December 31, 2011 reported a loss of (\$1,183.39). The expenses over budget were as follows: Bulk/cable \$120.60, Water Irrigation System - \$247.45 and Electricity \$3,103.49. The expenses under budget were as follows: Ground and Snow removal - \$600.00, Roof snow removal \$578.97.

**8. New Business.**

**a. Approve 2012 Budget and Dues.** The 2012 budget and dues were presented to the members with no increase in dues. Dave Aldrich made a motion to approve the budget as presented. Dave Joslin seconded the motion and passed unanimously.

**b. Bids for exterior window washings – once/twice per year.** The members requested that bids be obtained to wash the exterior of the windows twice per year. This expense is not in the

2012 budget. The bids will be presented and reviewed by the directors.

**c. Review of landscaping, i.e. replace trees from porcupine damage.** It was noted to the members there may be additional maintenance items needed regarding the landscaping around the property. Some trees have been damaged by porcupines and may need to be replaced. The owners will walk the property and assess the future needs of landscaping maintenance with Judi.

**d. Review of heat tapes and inspect roof.** It was noted to the members the cost of electricity is related to the electricity used by the heat tapes on the roof. It was suggested a thermostat be installed on the heat tapes to control the usage of electricity. Judi will obtain a bid and submit to the directors for review and approval.

**e. Update on HOA filings, and compliance to the Colorado Statute.** It was noted to the members, Judi has submitted the proper filings and is compliant with the requirements from the Colorado Common Interest Ownership Act.

**f. Other.**

- The members requested that Judi contact Mountain Village Cable and discuss the issues with spotty internet service. It was noted by David Aldrich the internet service shuts down intermittently.

- The members requested clarification of the Insurance policy – Judi will contact the insurance agent and obtain specifics regarding the Insurance policy.

9. **Adjournment.**

**Upon motion made by Dave Aldrich, seconded by David Joslin and passed, the meeting was adjourned.**

Respectfully submitted,

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By: Jarmik Property Manager  
Judi Balkind, DAVED HOA Manager