

**DRAFT**  
**PACIFIC PLACE HOMEOWNERS ASSOCIATION**  
**SPECIAL MEMBERS MEETING**  
**Wednesday- October 12, 2016, @ 10:00 A.M. (MST)**  
**Office of Jarmik Property Mgmt Inc.**  
**120 South Pine Street -2<sup>nd</sup> Floor**  
**TELLURIDE, CO 81435**  
**Call in number: 712-432-0080 Passcode: 716940#**  
**AGENDA**

1. Roll call, determination of quorum and certification of proxies.  
Eric Cummings – Don Rosenthal – Andrea Faust – Eric Whiteman joined the meeting late.  
Eric Cummings called the meeting to order at 10:05 am.
2. Proof of notice of meeting. – Don Rosenthal moved notice of the meeting was given. Andrea Faust seconded the motion and motion passed unanimously.
3. Unfinished Business.
  - a. Review of 2016 Financials – January – Sept 30, 2016. The year to date financials were presented – the Profit and Loss statement reflected an income of \$89.00 – Expenses were near or on budget but there is 3 months left of expenses for the year.
  - b. Review status of Replat for Units C & D. Eric Whiteman has not heard back from the Title Company or hasn't contacted Jenny Russell. We have most of what we need, but needs to continue pursuing the replat of the units with Suchitra Baker.
  - c. Draft of new rules submitted by Jenny Russell. The members agreed to review the rules and advise of any changes.
4. New Business
  - a. Heat tapes and snow bars – Specs provided by Eric Cummings -Bids from Elk Mountain Maintenance and Onsite Builders. Eric Cummings will meet with Duane Littlejohn to review the needs of the heat tapes and the west side of the building. Eric met with Karen Guglielmo, Town's Environmental Division Manager asking if we can build a short wall around the planter and using the planter as a drywell. Karen was ok with the drywell.. Andrea asked if we would put heat tape over the front of the door – Phase II – 12 gutters. Eric will request Duane Littlejohn to investigate the issue and submit a bid for repair. It was noted the present electric breakers for the heat tape may need to be increased due to the additional load on the breakers. This may be an additional cost..
  - b. Staining of wood siding – bids submitted by Bill Demetre – Southwest Finishes. Bid from Southwest is \$12K. Andrea wants to see a test stain. It's currently Superdeck clean – Eric noted it would be a darker and richer color. We will request a sample. Window sills and soft wood. Bill Demetre will do a sample on the west side –the scaffolding is on our property and will submit a new proposal. Bill Demetre – Southwest Finishes will give a unit costs on the individual window sills.

- c. Deck repairs – Tabled to spring –need clarification if this is an owner responsibility vs the HOA expense. Andrea noted to the members she paid for the repairs to her deck.

**Don made a motion that we have a special assessment for 30K for the exterior paint and repairs and heat tapes – note of estimate for interior painting which will be tabled. We need to get clarification on the responsibility of the repair of the decks perhaps from the attorney. Eric Cummings seconded. Discussion ensued. Vote taken: Don amended his motion, that the plats need to be redone –and there is an adjustment to the dues according to the revised plat map. Andrea Faust, Eric Whiteman and Suchitra Bakers’ percentage may be slightly more. The assessment should be assessed per the new plat map designation. If motion passes then owners are allowed to pay 50% within 30 days and 3 months to pay the balance. Don Rosenthal had withdrawn the first motion.**

**Don Rosenthal made motion to assess 30K to cover the exterior painting and repair and additional installation on the heat and west side including and the electrical work, but does not included any interior painting . The assessment is charged based on their current percentage and to be revised when the replat is completed to make sure it was charged appropriately. Additionally, the Special Assessment will be expected to be paid in full within the next 30-60-90 days. – One Third (1/3) in 30 days – 2/3rd in 60 days and the final 3/3 in 90 days.**

**Eric Whiteman seconded. Eric Cummings, Don Rosenthal and Eric Whiteman all in favor.**

**Andrea Faust was present for the meeting but exited at approximately 11:30 am. before the vote was taken.**

**Majority voted in favor and the motion passed.**

- d. Other – Clean up of area – South side of carport – bikes – miscellaneous items. The owners were asked to clean up their areas in the carport.

7. Adjournment. Don Rosenthal made a motion to adjourn the meeting, seconded by Eric Cummings and meeting was adjourned.

Respectfully submitted,

By: Jarmik Property Management,  
Judi Balkind, HOA Manager

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