

DRAFT
**DAVED COMMERCIAL CONDO ASSOCIATION
SPECIAL MEMBERSHIP HOA MEETING
AUGUST 16, 2022, at 3:00 PM (MST)
VIA Zoom Call**

AGENDA

1. Roll Call and certification of proxies. ***Mike Bordogna – Units 5 & 6 (65.68%), Tom Nading - Unit 2 (8.57%) and Dave Pedersen Unit 4 (8.46%) A quorum was deemed present, and the meeting was called to order.***
Absent: Jeffrey Moore Unit 1 (8.75%), Katie DeFrancesco Unit 3 – (8.54%)
Mike Bordogna called the meeting to order at 3:11 pm on August 16th, 2022
2. Proof of notice of meeting or waiver of notice.
Dave Pederson made a motion to approve notice. Tom Nading seconded, and motion passed unanimously
3. Review and Approval of the Minutes of the Annual Membership of March 14, 2022. ***Tom Nading made a motion to approve the minutes from the March 14, 2022. Mike Bordogna seconded, and motion passed unanimously.***
4. Reports of officers.
5. Reports of committees. N/A
6. Unfinished Business
 - a. Review 2022 YTD Financials -The current financials were presented and reviewed with no further questions.
 - b. Special assessment:
 - Cement Parapet façade – working on bid. Leo McNamara has been contacted to get a bid for parapet repair. Judi Balkind will obtain bid and work with Dave Pedersen to review the scope and specs of the bid.
 - Roof Replacement: Special Assessment -Stone Ridge Roofing bid approved -\$83,989.00 – work to begin in late September
 - San Miguel County is replacing some windows in late September - sidewalk may need to be closed for roof and window replacement, Mike Bordogna will email all when exact dates for the window replacement are known. Osprey Construction has been hired to replace the windows have been informed that they need to maintain access to all the 1st floor businesses. Star Jamieson will be the project manager on site for San Miguel County.

7. New Business.
- a. Carport – alley way ice and snow issues – Town of Telluride - Mike Bordogna updated the members noting that the county is working on a new ADA access to the courthouse and parking space next to the galloping goose. Town of Telluride will be paving the north side and east west alleyways next summer so the county will wait to make their improvements. The Town will require the utilities to be moved underground so the building owners will need to share the costs of this expense. The County is going to be working with the town on temporary drainage improvements in the alley to reduce the flooding impact to the DAVED parking lot.
 - b. New Keypad lock – installed on Front Door Entrance - A new timed lock was installed at the front door which opens locks and unlocks at certain times.
 - c. HB22-1040 New bill passed by Governor Polis (see attached). This bill was presented to the owners for their review.
 - d. Other: N/A
8. Adjournment. Mike Bordogna adjourned the meeting at 4:00 P.M.

Respectfully submitted,

By: _____
Jarnik Property Management, Inc.
Judi Balkind, HOA Manager