

APPROVED 03.29.23

**ETTA PLACE TOO HOMEOWNERS ASSOCIATION
BOARD MEETING**

August 18, 2022, 11:00 A.M. (MST)

Zoom Call:

Minutes

1. Roll call, determination of quorum and certification of proxies.
The following board members were present via zoom: Brendan Shine, (106), Scott Walter, (107), Art Waldrop, (115).
Other owners present: Jane and Fred Yost (103), Mike Syverson (104) and Jennifer Ito (105) and Leslie Blickenstaff (108)
Also present: Judi Balkind, HOA Manager
A quorum is majority of the board - 3 out of 3 board members were present and Art Waldrop called the meeting to order 11:03 AM.
2. Motion to approve/waive notice of meeting.
Brendan Shine made a motion to approve the notice of the meeting. Art Waldrop seconded the motion and motion passed unanimously.
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled or vacant). **Board is 3, Quorum 2 Act of majority of quorum of Directors is an act of the Board: 2 Votes = act of Board**
4. Approval of Agenda **Art Waldrop made a motion to approve the agenda. Brendan Shine seconded the motion and motion passed unanimously.**
5. Request from an owner to speak on an agenda item:
 - Mark Greene, Unit 111 request for approval to install new windows in his unit
 - Amit Sahasrabudhe, Unit 114 request for approval to install new windows in his unit***Brendan Shine made a motion the approve the installation of the new windows for Mark Green (Unit 111) and Amit Sahasrabudhe (Unit 114) with the caveat that the windows must be similar in size, style and look and the owner or his contractor must apply for the necessary permits and fees from the town of Telluride. Art Waldrop seconded the motion and motion passes unanimously.***
6. Unfinished Business:
 - a. Common Space (Units #113 & 112) –Replat
 - i. Unit #112 Unit & 113 Update
 - ii. Next Steps – status of #113, 112 and 115

Art Waldrop is ready to pay the fee but doesn't want to start the process until he has secured a contractor for a specific time to complete the project. Art Waldrop will contact the HOA's attorney Nicole Pieterse to review adopting CCIAO law before the replat. Art will also ask Nicole to address the proper HOA procedures for Art and Karen to pay the \$7,500.00 to the HOA for the attic space without the replat being completed.

- b. Amendment and restating the HOA Declarations
 - i. Status update – cannot move forward until 3.a. is resolved
 - c. Landscaping update – New landscaper – Front entryway – yard – The members noted that landscaping looked good and perhaps a Landscaping committee could be formed at the new annual meeting for further direction.
 - c. Financial Statement review for FY2022 -YTD – YTD financials were sent to the members for information purposes.
6. New Business
- a. **Update on the Interior Design projects: (Design review committee)**
 - Interior Design committee for lights, carpets, painting of hallways, new stair rail for the front entry– thresholds to doors and hallway doors – paint every door
 - New carpet, tile and new stairways have been completed
 - Interior painting of hallways, ceilings, and doors will be completed in late October, early Fall. The members on the call expressed they were happy with the outcome of the metal stairways, carpeting and tile.
 - b. Review and approval of the Alarm system repair: Fire Marshall insists this get done – ***Art Waldrop made motion to approve the bid from Vyanet security in the amount of \$19,799.00 and proceed on the fire alarm repairs. Brendan Shine seconded and the motion passed unanimously. It was noted this expense is a capital reserve expense and will be funded from the capital reserve.***
 - c. Discussion on a Disciplinary board committee – Enforcement of the rules ie. No dog policy for renters – limit on # of service dogs
Scott Walters seeing a lot more traffic and the building needs more enforcing rules. We hold our management companies aware of our rules and there is a fine scheduled. Discussion ensued. It was suggested that the manager resend the rules, regulations, and fine schedule to all of the owners and ask the owners to educate their property managers on this issue. This will be followed up at the annual meeting.
 - d. Reminder: Owners must get approval from the board for any remodel in their unit besides replacing carpeting and paint. This is a requirement. Any remodel must get their own trash dumpster and not use the shared dumpster.
 - e. Repairs to front walkway – Leo McNamara, the mason has been contacted regarding the broken bricks at the entryway. Leo has been searching for matching bricks but hasn't found any yet. He may need to get larger bricks and cut them but will continue look for a bit.
 - f. Bid for new heat tape – ***Art Waldrop made a motion to approve the bid from Copper Mountain Roofing for the new heat tapes in the amount of \$8,575.00. Brendan Shine seconded the motion and motion passed unanimously.*** The expense will be paid out of the Capital Reserve Fund.
 - g. HB22-1040 New bill passed by Governor Polis (see attached)
7. Adjournment. Art Waldrop motion to adjourn the meeting at 12:10 P.M.

Respectfully submitted,

By: 
Jarmik Property Management, Inc
Judi Balkind, Etta Place Too HOA Manager