

**GOLD DUST CROSSING CONDOMINIUM ASSOCIATION
SPECIAL BOARD MEETING**

DECEMBER 20th, 2023 – 10:00 AM MST

Zoom Meeting ID#: 655 655 7910 Passcode: 044110

Telluride, CO

Minutes

1. Roll call and determination of quorum (one vote per unit per % interests) Quorum is majority of the board member present or by proxy.
Board members present: Scott Chambers – A3, Stewart Seeligson – A5, John Hemphill – A4,
Marki Knoop – A2 and Aaron Angell – A1.
John Hemphill called the meeting to order at 10:02 AM MST.

2. Proof of notice of meeting or waiver of notice
John Hemphill made a motion to approve the notice of the meeting, Stewart Seeligson seconded the motion and motion passed unanimously.

3. Unfinished Business:
 - a. Review and approve revised 2024 Budget and Dues including 20K in Capital reserve – Increase in dues.
 - Assessment for exterior building project
 - Water increases by 5%, sewer by 20%
 - Snow removal – actuals from 2023
 - Insurance – increase in premiums.
 - Back flow prevention devices testing & repairs.
 - Taxes paid – actuals from 2023***John Hemphill made a motion that the board adopt the 2024 budget as presented. Stewart Seeligson seconded, and the motion passed unanimously. It was noted the 2024 budget will be ratified at the continuation of the members meeting in January.***
Stewart Seeligson made a motion authorizing Judi Balkind to send out the biannual dues for 2024 based on the 2023 approved budget. The 2024 dues will be amended in the future as deemed necessary when the final building renovation budget is approved. John Hemphill seconded, and the motion passed unanimously.

4. New Business: “Building Renovation Assessment”
 - a. Approval for the Board to enter Pete Deluca contract at their discretion.
John Hemphill made a motion to approve for the Board to enter into the contract with Pete Deluca. Stewart Seeligson seconded, and motion passed.

b. Approval for the Board to utilize approved Building Renovation

Assessment funds for interior building renovations if assessed funds are available.

John Hemphill made the Motion to approve the board to utilize excess funds from the building renovation if available for the interior renovation. Sewart Seeligson seconded, and the motion passed unanimously.

Comments: John Hemphill the board is working on finalizing a contract with Pete Deluca as well as determining the window vendor and costs. The goal is to include funds for the interior costs as well.

Once the costs are identified, the board will be able to determine a dues payment schedule.

Scott Chambers contacted Eric Cummings as a follow up in which Eric noted he will need to know the costs for all the materials including the windows and siding from Peter Deluca.

Other. Schedule a continuation of the members meeting Jan 11 at 10:00 AM MST via zoom.

5. Adjournment. ***Scott Chambers made a motion to adjourn the meeting, Stewart Seeligson seconded, and the meeting was adjourned at 10:40 AM.***

Respectfully submitted,

By: _____
Jarmik Property Management, Inc.
Judi Balkind, Gold Dust Crossing HOA manager