

DRAFT
THE PLUNGE CONDOMINIUM ASSOCIATION
SPECIAL BOARD AND OWNER MEETING
March 13th, 2024 @ 4:00 P.M. (MDT)
Telluride, CO 81435
Via Zoom

MINUTES

1. Roll call, determination of quorum and certification of proxies.
Board Members Present: Bill Clendenen – C, Mike Barron – H, Kurt Fox – K, John Adler – E, & John Burn – D
Owners Present: Margaret Blaisdale - A, Sandra Gomez – B, Corinna Clendenen – C, Heather Even – E, Nicole Dieterichs – F, Fran Battey – G, Grayson Fertig – I, Meg Bodnar – J
Others Present: Judi Balkind – HOA Manager & Nicole Pieterse – HOA Attorney
The meeting was called to order at 4:05 P.M. (MDT) by Mike Barron.

2. Motion to approve/wave notice of meeting.
Meg Bodnar made a motion to approve notice of the meeting. Kurt Fox seconded the motion. All in favor & the motion passed unanimously.

3. Reviewal of Governing Documents:

- a. Review and approval by at least 67% of Owners
(i) STATEMENT OF ELECTION OF COLORADO’S COMMON INTEREST OWNERSHIP ACT (“CCIOA”)

John Burn made a motion to approve this Governing Document (i). Mike Barron seconded the motion. A formal vote was taken from the Owners:

Margaret Blaisdale – yes
Fran Battey – yes
Mike Barron – yes
Meg Bodnar – yes
Kurt Fox – yes
John Burn – yes

Nicole Dieterichs – yes
Sandra Gomez – yes
Grayson Fertig – yes
William & Corinna Clendenen – yes
John Adler & Heather Even – yes

100% Approval from the Owners. Motion passed.

- (ii) FIRST AMENDED AND RESTATED DECLARATION OF THE PLUNGE CONDOMINIUM

Margaret Blaisdale made a motion to approve this Governing Document (ii) with an Amendment to section 6.12 referencing the Right of First Refusal. John Burn seconded the motion. A formal vote was taken from the Owners:

*Margaret Blaisdale – yes
Fran Battey – yes
Mike Barron – yes
Meg Bodnar – yes
Kurt Fox – absent
John Burn – yes*

*Nicole Dieterichs – yes
Sandra Gomez – yes
Grayson Fertig – absent
William & Corinna Clendenden – yes
John Adler & Heather Even – yes*

85% Approval from the Owners. Motion passed.

(iii) FIRST AMENDED AND RESTATED BYLAWS OF THE PLUNGE CONDOMINIUMS OWNERS ASSOCIATION, INC.

(Copies of draft documents, and CCIOA, delivered to Owners via email)

Margaret Blaisdale made a motion to approve this Governing Document

(iii) with the removal of staggered terms from section 2.4 and replaced with yearly terms as well as a modification to section 8.1 giving the Board discretion regarding audits. Sandra Gomez seconded the motion. A formal vote was taken from the Owners:

*Margaret Blaisdale – yes
Fran Battey – yes
Mike Barron – yes
Meg Bodnar – yes
Kurt Fox – yes
John Burn – yes*

*Nicole Dieterichs - yes
Sandra Gomez - yes
Grayson Fertig – yes
William & Corinna Clendenden - yes
John Adler & Heather Even – yes*

100% Approval from the Owners. Motion passed.

b. Review/Approval by majority of the Board of RESPONSIBLE GOVERNANCE POLICIES OF THE PLUNGE CONDOMINIUMS OWNERS ASSOCIATION, INC. (draft Policies delivered to Owners via email)

Mike Barron made a motion to approve the Responsible Governance Policies with a change to Policy #5, Section 5 stating an increase in the pay rate for the Association Manager from \$40 an hour to \$75 for time spent retrieving Association records for an Owner. William Clendenden seconded the motion. All Board members approved of this motion & the motion passed unanimously.

4. Status of HOA's CO for prior work
(see 6 b. for combined Agenda item)
5. Status of Town's position re removal of West Pacific/Plunge patio wall
The TOT is in favor of keeping the wall up at this time.
6. Unit K

a. Unit K's use of General Common Element Patio and consideration of Unit K's condo plat amendment request (pros & cons)
It was discussed that the Owners will express their opinions on this situation with the Board via email/phone call

b. Review/Approval of 75% of the Owners for Unit K's redesignation from "Commercial" to "Residential" pursuant to Section 25 of the original Declaration and Colorado Revised Statute Section 38-33.3-217(4.5)
Mike Barron made a motion to Amend the Declaration to designate Unit K as a "Residential" unit. Margaret Blaisdale seconded the motion. A formal vote was taken from the Owners:

Margaret Blaisdale – yes

Nicole Dieterichs – yes

Fran Battey – yes

Sandra Gomez – yes

Mike Barron – yes

Grayson Fertig - yes

Meg Bodnar – yes

William & Corinna Clendenden - yes

Kurt Fox – yes

John Adler & Heather Even - yes

John Burn - yes

100% Approval from the Owners. Motion passed.

7. Adjournment
Will Clendenden made a motion to adjourn The Plunge HOA Meeting at 6:10 P.M. (MDT). Margaret Blaisdale seconded the motion. All in favor & the meeting was adjourned.

Respectfully submitted,

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