

DRAFT
PLUNGE CONDOMINIUM ASSOCIATION
SPECIAL BOARD MEETING
January 5th, 2023, 10:00 A.M. (MST)
Via Zoom
TELLURIDE, CO 81435
MINUTES

1. Roll call, determination of quorum and certification of proxies.
Board Members present: Bill Clendenen – C, Mike Barron – H, Kurt Fox – K, Gerald Elder – B, John Adler – E
Owners present: and Meg Bodnar –J, Grayson Fertig –I (joins with 5 minutes left)
Others present: Judi Balkind and Stacy Sheridan
Meeting was called to order at 10:01 a.m. (MST) by Michael Barron

2. Motion to approve/waive notice of meeting. ***Bill Clendenen made a motion to approve notice of the meeting. Gerald Elder seconded, vote taken, all in favor, the motion passed.***

3. New Business:
 - a. Review and approval of vendor: Anderson Windows for the window replacement project for the units of the HOA.
 - b. Mike Barron presents his recommendation of Anderson Windows as their quote includes installation and permits. They will provide the finish materials for interiors, but they will not do the finish work on those materials (painting, final finish, drywall, etc). It is not clear if that includes exterior touch up work.
He, personally, will be using Anderson upon board approval. His estimate for eleven windows and a sliding glass door is 57 K. John Adler reports paying roughly \$3,300 per window.
Gerald Elder brings up the common area windows of which there are 6 windows. It's determined to assess the need and pursue an estimate for windows at a later date.

Bill Clendenen makes a motion that the HOA approve the individual owners contracting with Anderson Windows to replace the exterior windows as described here. It is the full responsibility of the individual owners to bear the cost and the HOA will in no way undertake any liability by giving said consent. In addition, it should be shared with owners that no skylights are included in this project. And finally, the board should send notice of this action to all of the owners with Anderson contact information for them to choose their level of participation in this project.
Seconded by Kurt Fox. Motion passes unanimously.
 - c. Judi Balkind mentions ongoing trash problems with West Willow. Mike Barron did capture traffic from West Willow when he was last here on cameras that he had.
Bill Clendenen suggests a response to the next warning or ticket received that requires West Willow to post signs. This would allow for code enforcement to be directed against West Willow. Mike Barron thinks we could add signage for the dumpster, turn the dumpster toward the Plunge, and possibly consider a fence to deter.

4. Adjournment: ***Bill Clendenen makes motion to adjourn, John Adler seconds, adjourned at 10:46 a.m. (MST)***

Respectfully submitted,

By: _____
Jarmik Property Management, Inc.

Judi Balkind, Plunger HOA Manager