

Approved:5-13-2016

**BOOMERANG LODGE  
CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF  
ANNUAL MEMBERSHIP AND BUDGET MEETING  
Atrium of Boomerang Lodge -134 South Tomboy Street  
March 20, 2015, 4 p.m. (MDT)**

The annual membership and budget meeting of the members of the Boomerang Lodge Condominium Association, Inc. was held on Thursday, March 20, 2015 at 4:15 p.m., in the Atrium of the Boomerang Lodge - 134 South Tomboy Street in Telluride, Colorado.

**1. Roll Call, Determination of Quorum and Call to Order**

**Owner Members Present in Person:** Shawn P. Greenwood, P.E. (Units 1 and 2), Kelly Bynum – Secretary/Treasurer (Unit 6), Sandy Kryle (Unit 5) and Diana and Thomas Kyster - President (Unit 12).

**Owner Members Present Via Conference Call:** Robert Currence (Unit 9).

**Owner Members Present by Proxy:**

- Steve Patterson and Steve Goldberg (Unit 4) proxied by Diana Kyster
- Tara Admire (Unit 7) proxied Diana Kyster.
- Marty Menin (Unit 11) proxied by Diana Kyster
- William Baird (Unit 13) proxied by Diana Kyster

**Owners Absent:** Kere Frey (Unit 3), Jeff Dunaway (Unit 8) Ricki Mikkelsen (Unit 10)

Diana Kyster called roll and stated a quorum was present. Diana Kyster called the meeting to order at 4:15 p.m.

**2. Motion to Approve/Waive Notice of Meeting**

Kelly Bynum moved that there was adequate notice of the meeting. Sandy Kryle seconded the motion. The motion passed.

**3. Reading and Approval of Minutes of the March 27, 2014 Annual Membership Meeting.**

*Revised as follows: Correct spelling of Robert Currence's name; 8. New Business f.: 'used for motor vehicles only.'; 8 New Business k. Parking spaces strike 'Members approved'*

Kelly Bynum moved to approve the minutes of the March 27, 2014 meeting with revisions. Motion seconded by Diana Kyster and passed unanimously.

**4. Reports of Officers**

Diana describes a potential electrical energy savings with the power company; indicates Unit 7 is under contract; a lien is in place on unit #10 for \$2,300 plus attorney fees.

**5. Reports of Committees – None.**

**6. Election of Directors.**

Diana Kyster has 2 years remaining. Thomas Kyster has nominated Kelly Bynum for a Director's position for another 3 years as secretary/treasurer and seconded by Diana Kyster. Kelly Bynum nominated Sandy Kryle and was seconded by Diana Kyster is nominated and unanimously approved for a three year term as third director.

**7. Unfinished Business.**

**a. Financial Statement Review – FYE 2014/2015 (March 1-February 28)**

It was noted the Association was over budget by \$4,876.50.

- b. **Replacement of Atrium windows.** A proposed special assessment to replace South and East wall atrium glass for \$6,177 was brought to a vote. Voting results are as follows:  
#1 No; #2 No; #3 Absent; #4 Yes; #5 Yes; #6 No; #7 No; #8 Absent; #9 Yes; #10 Absent; #11 Yes;  
#12 Yes; #13 No. As a result, glass replacement shall be up for discussion at the next HOA meeting,

c. **Update on Balconies.**

Dave Hodges Construction Company is selected to design and build along with our professional engineer Matt Heep. The installation of balconies on a case by case basis. The estimate cost per balcony including a door, carpentry, drywall repair is approximately \$9,900, (not including the cost to relocate any baseboard heaters) plus an engineering fee of \$1,000 per balcony. Sandy to view HOA documents including but not limited to the declarations and by-laws to determine which sections apply and which parts may need to be amended as appropriate for the successful installations of balconies. Declarations may be amended as appropriate to permit balconies adjacent to a unit. A consideration for the conveyance of HOA space shall also be viewed. Any owner who installs a balcony shall obtain the necessary insurance coverage's as established by the Board. Maintenance of each balcony including, but not limited to, snow removal shall be the responsibility of individual owners. Evaluation of compliance and board approval of each balcony installation is subject to further requirements of the Board. On a side note, the tree outside of units 5 and 6 shall remain. It was agreed that the balconies outside units 6 and above 11 can have revisions to allow for an extension around the south west corner to allow for south sided balcony access from these units pending approval from the board. It was also agreed a solution will be found for a potential balcony installation to Unit #5.

Sandy Kryle makes a motion that we move forward with the implementation of the balcony project as illustrated by Dave Hodges Boomerang Lodge balcony drawings subject to compliance with board requirements. Kelly Bynum seconded the motion.

Vote taken.

Voting results are as follows:

#1 No; #2 No; #3 Absent; #4 Yes; #5 Yes; #6 Yes; #7 Yes; #8 Absent; #9 Yes; #10 Absent; #11 Yes;  
#12 Yes; #13 Yes. Members have agreed to move forward subject to compliance with Board requirements

- d. **Bike Rack.** The cost of a bike rack to be placed under the deck ranges from \$700 to \$1,000. This is on hold for now with the intent of the space under the deck to be maintained as parking for two vehicles.

8. **New Business.**

- a. **Proposed Budget & Dues Review – FYE 2015/16.** Budget and dues were presented to members with a nominal increase. The board approved the increase in the Manager's monthly fee.

*Kelly Bynum made a motion to approve the 2015/16 budget, as presented. Diana Kyster seconded the motion. All in favor and motion passed unanimously.*

- b. **Garage Doors.** A special assessment of \$6,000 for the maintenance of the garages doors is proposed. An estimate for replacing the entrance garage door is \$2,000. An estimate for the replacement of the exit garage door motor operator and controller is \$3,300. An estimate for re-mounting the motor controller onto a vibration isolator is \$700. Security keypad options shall be explored. Voting results are as follows:

#1 Yes; #2 Yes; #3 Absent; #4 Abstain; #5 Yes; #6 Yes; #7 Yes; #8 Absent; #9 Absent; #10 Absent; #11 Yes; #12 Yes; #13 Yes. As a result, we shall proceed with this special assessment and work as appropriate.

- c. **Hot Tub.** The Hot tub will be closed for the two ‘off seasons’: this spring on the Monday following the end of the ski season (April 6<sup>th</sup>) and re-opened the Thursday – May 21<sup>st</sup> before Memorial Day weekend, and this fall from October 1<sup>st</sup> until the Wednesday – November 25<sup>th</sup> before Thanksgiving 2015. We will discuss maintenance and/or replacement of the hot tub at the next HOA meeting. A new commercial grade hot tub may cost between \$12,000 and \$15,000. If a major breakdown occurs, the Board shall decide whether to replace or abandon the hot tub.
- d. **Change in access code to the building – request to keep code confidential.** The access code will be changed at least once per year. The HOA is requesting that the owners ask their tenants to keep the code confidential.
- e. **Sidewalks and Drainage** – Shawn to view status of issues in regards to excess storm water, snow and ice accumulation in front of our building as a result of the Mendota development by the Town of Telluride with the intent to negotiate for two dedicated on-street parking spaces.
- f. **Other.** Parking in garage. Discussion ensued regarding leaving cars parked in one space for a long period of time. It was noted the declarations state the parking spaces are used for owners and or tenants in residence. Owners are not allowed to designate a parking space to a non-resident since the parking spaces are not owned individually. Also noted, the parking spaces should not be used for storage of a vehicle.

**Upon motion made by Kelly Bynum, seconded by Sandy Kryle and passed, the meeting was adjourned at 7:15.**

Respectfully submitted,

\_\_\_\_\_/jba\_\_\_\_\_/\_\_\_\_\_

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