

DRAFT OF MINUTES
SAN JUAN VILLAGE OWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET MEETING
June 24, 2025 @ 3:00 P.M (MT)
Via Zoom Call

DRAFT OF MINUTES

1. Roll call, determination of quorum and certification of proxies.
The owners present in person or by proxy at any meeting of the Owners, but no less than ten (10%) percent of the members shall constitute a quorum at that meeting.
Members present: *Andrew Oldham (Hotel Telluride), Teddy Errico (Columbia West), Anita Cody (Lot 4), Patricia Arndt (Lot 15 & 16), Jules Fallman (El Diente)*
Members Proxied:

Teddy Errico called the meeting to order at 3:05 P.M. (MDT).
2. **Motion to approve/waive notice of meeting.**
Patricia Arndt made a motion to approve the notice of the meeting. Anita Cody seconded the motion. All in favor, and the motion passes unanimously.
3. **Review and approval of Minutes from the Annual Membership Meeting of May 15, 2024.**
Anita Cody made a motion to approve the minutes from the Annual Membership Meeting of May 15, 2024. Patricia Arndt seconded the motion. All in favor and the motion passes unanimously.
4. **Reports**
N/A
5. Election of Directors – 3 Directors – Terms of at least 1/3 of the board expire annually.
 - Patricia Arndt – ***1 year remaining***
 - Anita Cody – ***Term expired***
 - Teddy Errico – ***2 years remaining***The board holds a meeting following the members' meeting.
Andrew Oldham made a motion to nominate Anita Cody for a Board position. Patty Arndt seconded the motion. All in favor and the motion passed unanimously.
Patty Arndt made a motion to keep the same slate of officers. Anita Cody seconded the motion. All in favor and the motion passes unanimously.
6. **Unfinished Business**
 - a. **YTD Financial Statement Review for FY June 1, 2024 - May 31, 2025**
Anita Cody made a motion to accept the Financials for FY 22-25 as presented. Andrew

Oldham seconded the motion. All in favor and the motion passes unanimously.

Teddy Erico asked to clarify the common landscaping area – Anita Cody noted it was the very West side of the Gold Belt building, brick wall between the alleyway – TBD Members requested that we attach the Plat map to the minutes to see what areas are indicated for future landscaping reference.

- *Do we want to put money towards the landscaping?*
- *Is the area b/w bike path and road a town responsibility or common area?*

b. SealCo bid – obtain a bid for seal coating new bid – 5.15.2025 – Discussion on whether to seal west side alley.

Discussion ensued. Patricia noted that when the lot is developed will they be responsible for the repairs? Can we document what the alleyway looks like before construction? If the rate of repair/scope of work from SealCo goes up significantly after construction, then we can assume that the construction caused more than normal wear and tear on the alleyway.

- 1. Do we want to enact an Hoa impact fee on new construction or remodels?*
- 2. Do we as HOA feel that is fair or appropriate to assess the Langmead's for the damage that could cause on the alleyway?*
- 3. Patricia – the onus is on the HOA to “document what the alleyway looks like right now – is there an interest in pursuing an Impact fee?*
- 4. A management fee for new remodels or builds or significant impact fee.*
- 5. Ask SealCo what is ended or if alleyway gets dug out, then -amount of wear and tear should be the assessments.*

Vote: Anita Cody – No

Policy in place as to what you expect

Andrew Oldham – agrees with the positions on the HOA

Patricia Arndt – requests a potential check list of things

Ask an attorney if we have a renovation policy and could we add an impact fee?

The members agreed to wait until a conversation is had with an attorney regarding good neighbor policies.

Anita Cody made a motion that Teddy Erico reach out to attorney Jim Mahoney and ask him to provide a rate for 2 hours of review of our docs and the potential of an implementation of a potential good neighbor policy for construction policies revised of our renovation policies. Jules Fallman seconded the motion. All in favor and the motion passes unanimously.

7. New Business

- a. **Proposed Budget and dues for FY 2025-2026 –
Increases – snow removal, insurance, accounting**

Insurance rates – increasing in Colorado resort areas

Anita Cody made a motion to accept the 2025-2026 Budget & Dues as presented. Patricia Arndt seconded the motion. All in favor and the motion passes unanimously.

b. Snow Removal for alleyway -

- New Snow removal company – Telluride Snow Removal – Discussion regarding the need to haul snow out if the alley at the west end can no longer be used for storage.

c. Discussion for construction – access agreement for construction or maintenance with owners to protect one another and the HOA’s. *Discussion ensued. Teddy Erico will discuss with Jim Mahoney to request an HOA policy. Support for some type of code of conduct or standards for construction.*

d. IRS Motion

Motion:

Teddy Erico made a motion that any excess of membership income over membership expenses for the year ended May 31, 2025, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Anita Cody seconded. All in favor and the motion passes unanimously. Motion carries.

Teddy Erico made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended May 31, 2025, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. Patricia Arndt seconded the motion.

All in favor and the motion passes unanimously. Motion carries.

8. Adjournment: Teddy Erico made a motion to adjourn the meeting at 4:15 PM (MDT) – by mutual consent.