

DRAFT
SAN JUAN VILLAGE OWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET MEETING
February 28, 2023, 3:00 P.M. (MDT)
Via Zoom Call
Minutes

1. Roll call, determination of quorum and certification of proxies.

Raymond Cody Trust (Lot 4, 4.05%) – Anita Cody, Gold Belt (Lot 6, 7.43%) – Kim Hoffman, Hotel Telluride (Lot 9, 5.16%, Lot 10, 9.90%, Lot 11, 8.49%, & Lot 12, 8.49%) – Tom McCann, Columbia West Condo Association (Lot 14, 4.96%) – Teddy Errico, Christopher & Patricia Arndt (Lot 16, 4.96% & Lot 17, 7.71%) – Patricia Arndt, Creekside HOA (Lot 1A, 11.45%) – Anita Cody
Proxies: El Diente HOA (lot 3, 4.26%) – proxied Judi Balkind, Charlie's Place (Lot 15, 4.96%) – proxied Judi Balkind,
Absent: Ajax Condo Association (Lot 5, 4.07%), Dan Langmade (Lot 7, 4.81%), Diane Langmade (Lot 8, 4.35%), Telluride Ventures (Lot 13, 4.96%)
Also present, Judi Balkind HOA Manager

Section 3.11 of the By-laws, quorum: 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. A quorum was met, and the meeting was called to order by Teddy Errico at 3:06 pm.

2. Motion to approve/waive notice of meeting.
Kim Hoffman made the motion, Patty Arndt seconded, motion passed unanimously.
3. Review and approval of Minutes from Annual membership meeting of August 9, 2021
Kim Hoffman moved to approve the minutes, Patty Arndt seconded, motion passed unopposed
4. Reports – N/A
5. Election of Directors – 3 Directors – Terms of at least 1/3 of the board expire annually.
 - Patricia Arndt – Term expiring – open position
 - Anita Cody – 2 years remaining
 - Teddy Errico – 1 year remaining

Board holds a meeting following the members meeting. Kim Hoffman nominates Patricia Arndt to continue in her seat, Tim McCann seconded, motion passes unanimously.

6. Unfinished Business
 - a. Financial Statement Review for FY June 1, 2021-May 31, 2022. ***Kim Hoffman approved financials for last year as presented, seconded by Patty Arndt, passed with all in favor.***

b. YTD Financial Statement for FY June 1,2022 to Feb 28, 2023

7. New Business

a. Proposed Budget and dues for FY 2022-23 – Remain the same. ***Kim Hoffman made a motion to approve the budget as proposed, Patty Arndt seconds, motion passes unanimously.***

b. Snow Removal with Property Management of Telluride – General consensus is that snow removal is going well without any known complaints. Anita Cody clarifies that they are charging \$75 per alley clearing (vs an hourly rate of the same with an one hour minimum) and \$125 per use of the snow blowing equipment (vs an hourly rate of the same with an hour minimum). Patty Arndt requests that the minutes reflect that this pricing is competitive with similar services.

c. Discussion on year end funds – Association Resolution for excess income –

- Apply against the subsequent tax year members’ assessments.
- Refund members assessments
- Transfer income to Capital reserve fund

Kim Hoffman makes a motion to move the approximately \$1400 in excess funds from the previous years’ operating budget to this year’s capital reserve fund, Patty Arndt seconds, passes unanimously.

d. Bill signed by Governor Polis – Amend declarations for new governance policies.

Patty Arndt moves to adopt the governing policies as written in the bill signed by Governor Polis with the caveat that this will be communicated with the rest of the shareholders and should there be a conflict with any of these declarations and current policies, the new declarations shall stand. Seconded by Kim Hoffman. Motion passes unopposed.

d.Other – Sealco: Anita Cody had obtained a bid this past fall and can provide what the cost per square foot was on that bid. A new estimate is needed, and Judi Balkind indicated that Sealco will be in the area within three weeks of this meeting date. May seems to be the best month to plan for this, depending on the availability of Sealco. 48 hours of complete closure is needed, presenting an inconvenience. Teddy Errico suggests getting the new bid and reaching out to all owners via email for input on how to fund this project (capital reserves vs special assessment0.

8. Adjournment. Teddy made a motion to adjourn at 3:46 pm. Motion passed.

Respectfully submitted,

By: _____

Jarmik Property Management, Inc.
Judi Balkind, San Juan Village HOA