

Approved 6.3.2021

**SILVER JACK OWNERS' ASSOCIATION
MINUTES TO THE BOARD MEETING
January 21, 2021, 3:30 P.M. (MST)
Telluride, CO 81435
Via Zoom meeting**

1. Roll call, determination of quorum and certification of proxies.
Town of Telluride, Ross Herzog - , Unit 100, – Ah Hana School - Nick Farkouh (Units 101-201-301), Gracie Everitt, 10 Residential Units
HOA Manager: Judi Balkind
Sean Kearns – Unit #303
Quorum was present – Nick Farkouh called the meeting to order.
2. Motion to approve/waive notice of meeting.
Ross Herzog made a motion to approve the notice of the meeting. Nick Farkouh seconded the motion and motion passed unanimously.
3. Review and approval of the Minutes of the last meeting.
Ross Herzog approved the minutes form the October 15 2020 meeting, Motion seconded by Gracie Everitt and passed unanimously.
4. Reports of officers and committees – N/A
5. Election of Officers – Directors elect the officers shall serve for one –year terms.
Election of three (3) Officers:
Nick Farkouh nominated Gracie Everitt for President; Gracie Everitt has accepted the nomination
Gracie Everitt nominated Ross Herzog for secretary; Ross Herzog has accepted the nomination
Gracie Everitt nominated Nick Farkouh for Treasurer; Nick Farkouh has accepted the nomination.
 - President – Gracie Everitt
 - Secretary – Ross Herzog
 - Treasurer – Nick Farkouh
6. Request from owner to speak on agenda item – Limit to 2 minutes –N/A
7. Unfinished Business
 - Review 2020 Year to date financials Nick Farkouh made a motion to leave the excess money in the operating account; Ross Herzog seconded the motion, all in favor and motion passed.
Ross Herzog recommends approaching a reserve study in the future. It was noted that the Town had contributed to the reserve fund
 - Request by Grace Everitt:
 - **Elevator Cleaning** -- with Covid and the increase of tourist foot traffic from the parking garage, we are requesting Town at its expense to increase the frequency of cleaning the elevator & providing signage stating "masks required" outside and inside in the shared elevator. Ross Herzog noted he

would find out what days the garage is getting cleaned. Judi Balkind met with Lionel, owner of Ajax Cleaning and requested a better cleaning job.

- **Snow Issues**
 - **Carport Overhang:** Requesting the following be added to the snow removal company's responsibilities: Removing snow from the roof that overhangs the carport (common space). Judi asked the snow removal guys to try and rake the snow off the carport roof.
 - **Heated Decks:** I heard it was possible Ah-Haa is installing heated decks to remedy the lack of snow-removal zones for at least Unit 301. I've also heard that heated decks can leak and cause damage. Is it possible to put in writing that Ah-Haa or its current unit owner is responsible for any damage caused by this feature to common/shared spaces? If this is already covered, please let me know where I can review. Nick Farkouh noted that Ah Haa decks are entirely over the Ah Haa area. A 6th inch of a layer that goes under the pavers and not near the roof membrane it's independent from the roofing membrane itself. This will prevent ice buildup on a roof, so it's a major step toward roof leak prevention. No further questions.
 - **Ice buildup on Sidewalk:** We have a drainage that creates an ice-skating rink on the sidewalk outside the main door, by the bathrooms. Judi will contact Fire Dynamic to find out why it's dripping.
 - **Snow Fences for Roof** - Jeremy with Shaw suggested the HOA install roof fences for the north side to prevent snow sliding off into the alley. Ross Herzog would like Shaw Construction to be behind anything penetrating the roof to avoid any warranty issues. Nick Farkouh noted that Shaw is the nucleus and anything should be run by Shaw Construction.
 - **Sean noted that he lives on the 3rd floor.** The board recommended that the snow be removed from the roof sooner. Sean has agreed to monitor the roof and contact Judi.
- **Boilers** - last we spoke; Ross was going to have the boiler checked for water pressure and hot water delays? Ross Herzog had the pressure tests completed and confirm everything was what it was supposed to be. No further questions.
- **Trash & Recycle at NE corner of Fir & Pacific** - we discussed requesting this be installed by Public Works. What are the next steps? Ross Herzog will contact Public works and arrange for a trash bin.
- **Silver Jack Trash**
 - **Use of Storage Areas:** To keep it easy for trash collection, residents are still using Ah-Haa's space, and will continue to until Ah-Haa takes possession. We will need forewarning so that a ramp can be purchased to provide access for trash collection to the residential storage space. Nick Farkouh noted that June 1 2021 is

the anticipated. Ross Herzog suggested contacting Bruin for advice if we need to construct something

- **Order one more trash bin/one recycle bin for the residential units.**
- **Bear Protection** - all 3 doors to the trash storage (2 to Ah-Haa & 1 to resident) do not have bear protection latches/locks. Doors need to be realigned, and new latches installed.
- **Bike Storage** - Lance recommended the north wall (lower level east of the elevator access door) - Residents are requesting Town to provide a private easement so that we can install bike racks along that wall. If we can proceed on this, please let me know what the next steps are here. FYI - Jeremy, who works for Shaw Warranty, can provide ideas and installation services. I've been working with him on another project involving installation of bike storage. Ross Herzog noted the town will be installing bike racks in the garage early spring.
- **Security** -
 - **Public Restrooms** - are they locked during the evening? If not, can we organize a procedure to manage mix-use (e.g. people bathing or sleeping inside, or do we care)? Ross Herzog noted the locks are on a timer system and locked at night. Ross Herzog will ask the Marshalls to check on a more consistent basis.
 - **Cameras/Motion Sensors** - to deter vandalism, urination and accessing trash storage and entry points to building, including outdoor stairwells and carport. Grace Everitt requested lights and signage on the property at the alley way.
 - **Privacy and Safety** - installing "mobile" boxwood hedges to provide safety between commercial and residential areas, and to also deter unwanted access to roof. Concerns from people jumping over the deck into the units. Gracie Everitt will request Maggie Stevens to provide a proposal.
 - **Signage** - signage to prevent/deter access by commercial invitees to residential hallways. Nick Farkouh noted the hallways are legally owned by both Ah Haa and residential owners. Nick Farkouh noted that the Ah Haa School would only use these for emergency purposes. Nick Farkouh noted the Ah Haa School would install signage on the inside of their units to identify where the bathrooms are, etc.
 - **Elevator & Door Access Codes** - I understand commercial and residential access codes are different. Can we nail down a regular schedule as to when these codes will be changed? Resident access codes to elevator and doors have not been updated yet. I think the residents would prefer every 6 months. Let me know next steps so I can communicate plan.
- **Attic Stock** - what to do with the leftover Shaw materials currently being stored off-site. Ross Herzog noted that the materials are being stored in the

shed in the garage. Ross Herzog will get an itemized list of what's in the storage unit.

- **Annual Maintenance -**
 - Reviewing current, established annual maintenance/inspection schedules. Judi Balkind noted that she sets up for the annual inspection reports.
 - Official review of what Unit owners alone are responsible for so to prevent damage, liability, or fire hazard to all. Like HEAC. It was suggested that the residential owners coordinate the cleaning of the units on their own.
 - Rusting on indoor and outdoor railings – A suggestion has been made to address this issue on a yearly basis.
- **Other In Progress**
 - **Update on Ah-Haa building schedule** - I've been asked when construction will be completed. Please provide an ETA on when construction will end and Ah-Haa will take possession. We know this date may change. This info is merely to keep the residents in the loop. Nick Farkouh noted that early June 20201.
 - **Outdoor Ceilings** - snow melt is causing damage to outdoor ceilings in carport - Lance raised this as a warranty issue. I believe a solution is in progress (or already completed) - waiting on an update on this. Tabled.
 - **Phase 3 Electric Meters** - latest update from Lance is the electrician was to assess the possibility of replacing commercial meters with residential ones for the residential units. Lance has been in discussions with San Miguel Power – still open issue.
- **Other**
 - **Rules & Regulations** - Judi Balkind recommended we start to draft rules & regulations. I anticipate this will need to be front lined when Ah-Haa's possession will become more imminent. Our biggest concern at this time is sound ordinance and preventing access to residential hallways by Ah-Haa guests, especially if they will be renting space to private parties, weddings etc. I'm happy to start this process with whoever at Ah-Haa is the best person to start coordinating. Let me know who to reach out to. It is a work in progress and will be tabled.

8. New Business:

- a. Approve 2021 Budget and Dues. Grace Everitt moved to approve the 2021 budget. Ross Herzog seconded all in favor and motion passed.
- b. Risk Report from Craig Smith Liberty Mutual (see report)
- c. Bid for cleaning of carports – Limited Common Elements – only residential units
- d. Website for Silver Jack – set up completed. Website: jarmikproperties.com
- e. Other: Mice – Grace Everitt will take the issue back to the residents to see if they want pursue.
- f. Other: Construction workers not wearing their masks – Nick Farkouh will contact the

workers and request that masks be worn.

g. What is the address of the building – 155 West Pacific vs. Fir Street? Ross Herzog will find out address assigned by the building department.

Alarm system – getting another representative to silence the alarm

9. Adjournment. Nick Farkouh made a motion to adjourn. Ross Herzog seconded.

Respectfully submitted,

By: *Judith Balkind*
Judith Balkind
Jarmik Property Management, Inc.