

# Draft

**BOOMERANG LODGE  
CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF  
ANNUAL MEMBERSHIP AND BUDGET MEETING**

**Atrium of Boomerang Lodge -134 South Tomboy Street  
March 28, 2012, 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 28, 2012 at 4:00 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:** Steve Patterson (Unit #4), Mike Rich (Unit 9), and Diana Kyster (Unit 12).

**Owner Members Present Via Conference Call:** Cindy Greenwood (Vice-President) (Units 1 and 2) Tara Admire (Unit 7), Marty Menin (Unit 11).

**Owner Members Present by Proxy:**

- C. Kelly Bynum, (Unit 6) proxied Diane Kyster.
- Sandy Kryle (Treasurer/Secretary) (Unit 5) by proxy to Cindy Greenwood.

**Owners Absent:** Kere Frey (Unit 3), Jeff Dunaway (Unit 8), Ricki Mikkelsen (Unit 10) and William Baird (Unit 13).

**Also Present:** Judi Balkind, HOA Property Manager.

Judi Balkind called roll and stated a quorum was present. Diane Kyster called the meeting to order at 4:10 p.m.

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

*Mike Rich moved that there was adequate notice of the meeting. Tara Admire seconded the motion. The motion passed.*

**3. Reading and Approval of Minutes of the March 31, 2011 Annual Membership Meeting.**

*Steve Patterson made a motion to approve the minutes of the March 31 2011 meeting. Motion seconded by Cindy Greenwood and passed unanimously.*

**4. Reports of Officers – None.**

**5. Reports of Committees – (see Lobby Furniture)**

**6. Election of Directors.** Diana Kyster has 2 years remaining. Cindy Greenwood and Tara Admire terms have expired. Tara has chosen not to run for a director's position. Cindy Greenwood and Kelly Bynum have expressed interest in serving on the board.

*Mike Rich made a motion to nominate and elect Cindy Greenwood and Kelly Bynum to the Board of Directors. Steve Patterson seconded the motion and motion passed unanimously.*

**7. Unfinished Business.**

**a. Financial Statement Review – FYE 2011/2012 (March 1-February 28)**

It was noted the Association was over budget by \$2,770.18 -

- General maintenance Expenses: \$404.22, - additional landscaping maintenance and increase in trash expenses.
- Insurance and Tax Expenses: \$2,756.00 1st payment of annual insurance premium due March 1<sup>st</sup>.
- Water and Sewer: \$223.80 increase in water and sewer.
- Under budget expenses were Legal Expenses - \$500.00 Electricity - \$416.12 and carpet cleaning \$360.00.

Everything else was on or near budget for 2011/2012.

**b. New Lobby Furniture.**

- New light fixtures and chandeliers have been purchased and installed and payment has been made from the Lobby Furniture account.

**c. Special assessment for New Carpet.** The carpet bids were reviewed and discussion ensued. Steve Patterson requested a different type of material be placed at the entrance to the building instead of carpet. Steve identified a rubber type material that is used at the Cimmarron Lodge Condominium complex. It was noted to the members the carpet bids would need to be increased due to the additional costs of the rubber material. Steve Patterson made a suggestion to increase the assessment not to exceed \$17,000.00.

*Diana Kyster made a motion to approve a special assessment not to exceed \$17,000.00 for the purpose of purchasing new carpet and new entrance material (i.e. rubber type material). \$4,000 will be funded from the lobby furniture account. Cindy Greenwood seconded the motion. Vote was taken – Steve Patterson and Mike Rich opposed. All others in favor – majority passed.*

**8. New Business.**

**a. Proposed Budget & Dues Review – FYE 2012/13.** Budget and dues were presented to the members with no increase in dues. *Marty Menin made a motion to approve the 2012/13 budget, as presented. Cindy Greenwood seconded the motion. All in favor and motion passed unanimously.*

**b. Proposed Project Review – Fence around back yard.** It was suggested a fence around the back yard would help to control the damage from unattended dogs using the grounds. A bid will be obtained to install a fence.

**c. Parking spaces. – ONE per unit – first come first serve.** It was noted to the members there is only one parking space per unit. There are only nine spaces in the garage for 13 units. It was requested that owners notify their property management company, tenant or guests to this regulation and request strict adherence.

**d. Reminder – HOT Tub closures during off seasons.** It was noted to the members the Hot tub will be closed for the off seasons –in the spring on the Monday following the end of the ski season in April and re-open the Hot tub the Thursday before Memorial

Minutes of Annual Membership and Budget Meeting of  
Boomerang Lodge Condominium Association  
March 28, 2012

Day weekend. Also, closure of the hot tub will occur the first weekend in October and re-open the Wednesday before Thanksgiving.

- e. **Next Step to get the balconies approved by the town.** Shawn Greenwood finished the drawings and sketched what the balconies would look like on every location. The steps are as follows:
  - Application filled out and filed with HARC.
  - An approval letter from the HOA authorizing the addition of the balcony.
  - Submit to the town building department.
  - Hire a Colorado “licensed” structural engineer.
  - Plans must meet town code.
- f. **Other** – tag – permit for bikes. It was noted to the members that bike tags will be used to identify bikes belonging to the tenants, guests and owners. This should help to reduce the number of abandoned bikes left on the premises. Tags will be available at the manager’s office.
- g. **Authorization form from owners to send documents by email.** “A consent for Electronic Delivery of Boomerang Lodge HOA documents” form has been given to all owners. This form would allow your Boomerang Lodge HOA documents to be sent exclusively by electronic means. The completed form should be sent to the manager.
- h. **Other.** –
  - Motion detectors installed in garage to turn on/off electrical lights. An electrician was contacted and reviewed the request. It was noted it would be difficult to coordinate all of the motion detectors because there are multiple doors and exits. It was suggested looking into light bulbs with sensors.

**Upon motion made by Diana Kyster, seconded by Mike Rich and passed, the meeting was adjourned.**

Respectfully submitted,

---

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