

Approved 3-24-2014

**BOOMERANG LODGE  
CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF  
ANNUAL MEMBERSHIP AND BUDGET MEETING  
Atrium of Boomerang Lodge -134 South Tomboy Street  
March 28, 2013, 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, 2013 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), Kelly Bynum – Secretary/Treasurer (Unit 6), and Diana Kyster - President (Unit 12).

**Owner Members Present Via Conference Call:** Cindy and Shawn Greenwood (Vice-President) (Units 1 and 2) Sandy Kryle (Unit 5) and Tara Admire (Unit 7).

**Owner Members Present by Proxy:**

- Marty Menin (Unit 11) proxied Diane Kyster.
- Jeff Dunaway (Unit 8), by proxied Steve Patterson.

**Owners Absent:** Kere Frey (Unit 3), Robert Currance (Unit 9), 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**

*Diana Kyster moved that there was adequate notice of the meeting. Steve Patterson seconded the motion. The motion passed.*

**3. Reading and Approval of Minutes of the March 28, 2012 Annual Membership Meeting.**

*Kelly Bynum made a motion to approve the minutes of the March 28, 2012 meeting. Motion seconded by Steve Patterson and passed unanimously.*

**4. Reports of Officers – None.**

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

**6. Election of Directors.** Diana Kyster has 1 year remaining. Cindy Greenwood and Kelly Bynum have 2 years remaining. All Directors agreed to maintain their Directors' positions and the slate remains as is.

**7. Unfinished Business.**

**a. Financial Statement Review – FYE 2012/2013 (March 1-February 28)**

It was noted the Association was over budget by \$145.

- Garage Door Expense: \$752. New rollers/springs/brackets and door repairs.
- Hot Tub repairs: \$871- new cover and lift.
- Roof and miscellaneous Exterior and Interior repairs \$1,217: repairs gutters/power wash garage/replace planks on deck, new magnetic lock on front door.
- Tax Return: \$315 – timing two years tax returns paid in same year.
- Under budget expenses were Hot Tub Maintenance - \$373, Electricity - \$1,029, Snow Removal Ground and Roof \$1,705 and carpet cleaning \$370.00.

Everything else was on or near budget for 2012/2013.

- Note: Lobby Furniture – Income was received in 2009 but expenses were incurred over the last three years.

**b. New Lobby Furniture.**

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- It was noted additional light fixtures, pillows and pictures have been purchased and the cost of an electrician to install and lower the light fixtures have been completed. The payments were made from the Lobby Furniture account.

c. **New Carpet Update.** The carpet has been installed in the second and third floors. The 1<sup>st</sup> floor, stairs and entryway should be completed by the end of next week.

8. **New Business.**

a. **Proposed Budget & Dues Review – FYE 2013/14.** Budget and dues were presented to the members with a slight increase in dues. The increase in dues resulted from an increase in expenses for common area cleaning and miscellaneous repairs. The board has reviewed the contract with Leo Brennis – Peak Carpet Cleaning and has approved the slight increase and has added a few additional duties. It was noted the budget was also increased to cover the costs of new trash containers and minor repairs to the Fire suppression system. *Steve Patterson made a motion to approve the 2013/14 budget, as presented. Kelly Bynum seconded the motion. All in favor and motion passed unanimously.*

b. **Proposed Project Review** – Discussion ensued regarding the installation of a fence on the East side of the property between Boomerang Lodge and Boomerang Village. It was suggested a fence around the back yard would help to control the damage from unattended dogs using the grounds as well as the foot traffic from the surrounding buildings.

*Kelly Bynum made a motion to approve the cost of a fence which will be installed on the East side of the property. The cost is not to exceed \$3,500 and will be funded from the capital reserve account. Cindy Greenwood seconded the motion and motion passed unanimously.*

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. There continues to be an issue with two or more vehicles from one unit occupying the spaces in the garage. Discussion ensued and suggested comments:

- Suggestion to rent out parking spaces – on a first come basis.
- Suggestion to auction off parking spaces to owners and place funds in the capital reserve fund.
- Suggestion to place a “parking boot” on the vehicle violating the rule.

There was not a consensus, so the members asked for help from everyone in policing the parking spaces. Boomerang Lodge parking passes is available in the manager’s office.

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 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.** Discussion ensued regarding the installation of balconies. Some of the owners expressed interest in installing balconies on the units and some of the owners do not.

The steps needed to proceed with the process are as follows:

- An approval letter from the HOA authorizing the addition of the balconies.
- Application filled out and filed with the Town of Telluride Building department.
- Hire a Colorado “licensed” structural engineer and architect.
- Plans must meet town code.
- Obtain drawings and sketches on what the balconies will look like at every location.

Shawn Greenwood asked if the addition of a balcony would change the square footage of the unit and therefore change the percentage allocation of dues. Steve Patterson noted the decks are not heated livable space and may not be added in as a percentage of living space but it will still increase the unit’s property value.

Sandy Kryle requested the Insurance Company be contacted and asked if the potential liability for the decks would affect the HOA’s insurance premiums. Sandy requested the proper legal language be inserted in any documents to indemnify and hold harmless any other owners. He suggested an attorney be hired to protect the other owners.

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*Kelley Bynum made a motion to have Thomas Kyster take direction and see what needs to happen in the process of adding decks to the units. Thomas will get a general scope of costs involved in this project and review with the owners who wish to add decks on to their units. The costs of this project will be borne by only the owners who will be adding the decks presently, and not by the HOA. If an owner wants to add a deck in the future, the owner must agree to reimburse the other owners for the cost involved in this project. Diana Kyster seconded. All in favor and motion passed.*

- f. **Other** – It was noted to the members that tags for bikes have been issued to owners, tenants and guests to help identify bikes belonging to the building. This has helped to reduce the abandoned items on the property. There are a number of items remaining on the premises which may be abandoned i.e. a gas grill under the hot tub area, children's' small bikes left in the front bike rack and a few items in the garage. There will be a spring clean-up in May and any items that do not have a Boomeranged Lodge permit will be discarded. Tags will be available at the manager's office.
- g. **Authorization form from owners to send documents by email. 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 (copy attached).
- h. **Touch up painting of exterior of building.** It was noted to the members that some areas of the exterior of the building may need to be touched up. Mark Wormington, Wormington painting will be contacted for a bid. The bid will reviewed by the board.
- i. **Heavy fines for unlocked trash cans from the Town of Telluride – purchase of new trash containers.** The town of Telluride is imposing new fines for the unlocked trash containers. The first offense will be \$250, the second offense will be \$500 and the third offense will be \$1,000. Two of the present trash containers are not functioning properly, therefore two new ones will be purchased. This will help in the closing on the trash containers, but everyone is asked to be diligent in securing all trash containers.
- j. **Other.** Cindy Greenwood extended a thank you to Diana Kyster, President and Judi Balkind HOA manager for their hard work and dedication to the Boomerang Lodge HOA

**Upon motion made by Steve Patterson, seconded by Kelly Bynum and passed, the meeting was adjourned.**

Respectfully submitted,



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