

APPROVED 03/23/22

**LIVERY HOMEOWNERS ASSOCIATION
SPECIAL MEMBERSHIP MEETING
June 3, 2021, 12:30 P.M. (MST)
Call in number: Zoom Call**

Minutes

1. Roll call, determination of quorum and certification of proxies. Josh Rappaport - Com 100, Clifford Hansen - Com 101, Aric Molloy – 1C, Navid Hoomanrad - 2b, Keith Berkland
Quorum: 50% of the membership - 5/8 present and a quorum was deemed present.
Clifford Hansen called the meeting to order at 3:38 PM
2. Motion to approve/waive notice of meeting. *Clifford made a motion to approve notice of the meeting. Josh Rappaport seconded, all in favor and motion passed unanimously.*
3. Determination of quorum of Board – Majority of the total number of Directors seats (both filled and vacant).
Board is 3, Quorum 2
Act of majority of quorum of Directors is an act of the Board
2 Votes =act of Board
 - a. Election of New Board member, Cara Nakata term has sold her unit (3 year term)
 - Nomination and vote – The term of office of one board member may be fixed at one year, the term of office of one board member may be fixed at two years, and the term of office of one board may be fixed at three years. – At the expiration of each term the officer shall be elected to serve a 3 year term.
 - Board elects the officers – President, Clifford Hansen, 2 years remaining, Vice President, Cara Nakata – 3 year term – sold her unit, Secretary and Treasurer, Aric Malloy – 1 year remaining.
Clifford Hansen made a motion to nominate Josh Rappaport for a one year seat. Aric Moloy seconded. No further discussion. A vote was taken All in favor, the motion passed unanimously

Motion to accept nominee for an additional two seats – Adeian all in favor.

Clifford motion to nominate Adeian a board position Josh seconded . all in favor.

Clifford made motion nominee president, Josh vice president. Josh seconded.
4. Approval of the Minutes from the September 22, 2020 Annual meeting. *Josh Rappaport made a motion to approve the minutes from the Annual meeting of September 22 2020. Keith Berkland seconded and motion passed unanimously.*
5. Unfinished Business.
 - a. 2020 Year End Financials – financials reviewed. No further questions. Aric Moloy made a motion to approve the financials as presented. Josh Rappaport seconded the motion and motion passed.
 - b. Update on Snowmelt system – New system installed –A refund for the \$5,000 bond will be requested from the Town of Telluride
 - c. Adopt the “Fall lines Design Review process” for owners requesting remodels/improvements. It was suggested that the board review samples of remodel

- forms and send to the membership.
- d. Signage for Deck closure at 10:00 pm and common area quiet times 10:00 pm to 8:00 am –Discussion ensued. There have been noise complaints regarding excessive noise on decks at night. Suggestion for signage for Rules: Quiet hours, Parking, and trash. Katja Rappaport volunteered to work on this.
 - e. Bike Rack in Garage – continue to park bikes up against the wall. No answers at this time.
7. New Business.
- a. YTD -2021 Financials Discussion ensued. No further discussion.
 - b. Approval for installation of Air Conditioning Permission- owners must submit the information to the board if it affects anything to the outside of the build. We need photos of how the wires will be run and piping for drainage.
 - c. Adopt rules and regulations–Disallowing large vehicles to park in the garage.
Josh Rappaport made a motion to Limit the size of the truck to the white lines – oversized vehicles cannot park in the space – Paint the unit #'s in the spots – all units should have G Permits as well anyone renting their units should reach out to their rental companies and request G permits. Aric Moley seconded the motion and motion passed.
 - d. No dumping of electronics/TV or other items in the garage – you need to dispose of these items properly. Owners need to pick up their owner trash and request for special pickups
 - e. Deck repairs and snow removal – Owners are responsible for snow removal on decks – any damages to common areas will be charged to the owner.
 - f. Discussion on roof repairs and siding; Aric Moley suggested we obtain multiple bids on the roof.
 - g. Discussion on increasing the reserve funding increase by 5% to plan for things in the future. Water recirculates lines to every unit – old style runs all the time – shakes the pipes to get holes in them. Recommend if you put in a new one you can put them on a timer. ***Clifford Hansen made a motion to increase the reserve by 10K by years end. Navid Hoomanrad seconded the motion – all in favor. Motion passed.***
 - h. Update on sale of units: sale of units.
 - i. Other. It was suggested that each unit check their boiler and hot water systems.
8. Next meeting date and place: ____TBD _____
9. Adjournment: Clifford Hansen made a motion to adjourn... motion seconded by Josh Rappaport

Respectfully submitted,

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