

Approved 3-23-2017

**SAN JUAN VILLAGE OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET MEETING
February 4th, 2016, 3:00 P.M. (MDT)
Minutes**

1. Roll call, determination of quorum and certification of proxies. In person or by conference call: John Doerr (Lot 15 – Charlie’s Place), Chance Leoff –(Lot 5) , Ira and Lynn Wachtel – (Lot 3 – El Diente), Anita Cody (Lot 4 – Wildwood Canyon), Teddy Errico – (Lot 14 – Columbia West) and Pam Bennett (proxied by Cris Mitchell for Lot 6 – Gold Belt).
Proxies: Melissa Youssef (Lot 1 - Unit C), Randall & Sharron (Lot 1 - Unit B) Blazic and Robin and Allen Lammer (Lot 1 - Unit D) proxied Anita Cody.
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 percent (10%) of the members shall constitute a quorum at that meeting.
A quorum was met and the meeting was called to order.
2. Motion to approve/waive notice of meeting. **Lynn made a motion to approve notice of the meeting. Anita Cody seconded the motion and motion passed unanimously.**
3. Reading and approval of Minutes from last board meeting from May 28th, 2013 meeting. **Anita Cody made a motion to table the approval of the minutes from the board meeting. Chance Leoff seconded and motion passed.**
4. Reports –N/A
5. Election of Directors – 3 Directors.
It was noted to the members the previous board of Directors had resigned and the association presently does not have a board. John Doerre stated he would be willing to serve on the board only if a \$5 million dollar Insurance policy was purchased in addition to the Directors and Officers Insurance. **Anita Cody made a motion to add the additional Umbrella insurance for \$5 million dollar coverage at a cost of approximately \$1,000. 00. Chance Leoff seconded the motion and motion passed unanimously.**
Anita Cody made a motion to nominate Ira Watchel, John Doerre and Chance Leoff as Directors for the San Juan Village HOA for a one year term. Pam Bennett seconded. A vote was taken and Teddy Errico abstained but all other owners approved. Motion passed.
6. Unfinished Business

a. Financial Statement Review for FY 2014. Financials presented with no comments. It was noted the Fiscal Year for the San Juan Village Homeowners' association is from June 1 2014 to May 31 2015.

b. Financial Statement Review for FY 2015 –Year to date financials. No further comments.

7. New Business

a. Hiring of new HOA Management Company. Ira Wachtel presented Judi Balkind, Jarmik Property Management as the new HOA management company. As required by the Colorado Department of Regulatory agency, Judi Balkind has obtained her Common Area Homeowners Association license. **Chance Leoff made a motion to approve the hiring of Judi Balkind, Jarmik Property Management as the HOA management company. Lynn Wachtel seconded the motion and motion passed unanimously.**

John Doerre noted to the members that the Judi Balkind was asked to prepare the necessary documents for the annual meeting. **John Doerre made a motion to pay Jarmik Property Management for past services beginning October 1, 2015. Ira Wachtel seconded the motion and motion passed unanimously.**

b. Insurance for Board members – request for \$5 million coverage (see above)

c. Proposed Budget and dues for FY 2016. It was noted there was no budget approved for the Fiscal Year – June 1 2015 to May 31 2016, therefore the budget will remain the same as the previous year – Annual Dues of \$9,788 an will be charged according to their percentage Interest Shares – Exhibit B.

d. Accounts Receivable – Past dues. It was noted to the members a few members have past dues but it was noted that the Lot/Unit may have been sold.

e. Snow Removal with Property Management of Telluride. Anita Cody was asked if her company, Property Management of Telluride would continue to remove the snow from the common areas of the San Juan Village HOA. Anita agreed to do so. **Chance Leoff made a motion to approve the hiring of Property Management of Telluride for snow removal. Ira Wachtel seconded and motion passed unanimously.**

f. Other. Purchase of parking lot. It was noted to the members the previous board of Directors worked tirelessly on getting feedback from the other San Juan Village HOA members regarding the purchase of the empty lot. An attorney, Jennifer Fox was hired on behalf of the association to perform legal research on this issue. It was determined that owners could not agree, there were different opinions and the board rescinded the offer and stepped out of the process.

Teddy Errico informed the members he has a LLC that owns title to this lot and rents the parking spaces to a member or tenant of the San Juan Village HOA. Discussion ensued. Chance Leoff felt this was not a done deal. **Chance Leoff made a motion to “send out an email to all owners asking if anyone has interest or consensus in pursuing the purchase of the parking lot.** Lynn and Ira noted they did not know the parking spaces were available and have no interest in spending any more money in clarify/legal research on this issue. There was no second on Chance Leoff's motion so motion died.

8. Adjournment. No further discussion, Ira Wachtel made a motion to adjourn the meeting. John Doerr seconded the meeting and meeting was adjourned.

Respectfully submitted,

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By: Jarmik Property Management Inc.
Judi Balkind – San Juan Village HOA Manager