

SILVER JACK OWNERS' ASSOCIATION
BOARD MEETING
Thursday, June 3, 2021, 8:00 A.M. (MST)
Telluride, CO 81435
Zoom meeting
Minutes

1. Roll call, determination of quorum and certification of proxies. Gracie Everitt, (10 Residential units), Nick Farkouh & Marty Wollesen (Units 101,201,301) and Ross Herzog, (Units 100)
Owners: Sean Kearns, Unit 303, Elyssa Krasic, Kurt Friederich, Lindsey Mills
Others: Judi Balkind, Jarmik Property Management, HOA Manager
Gracie Everitt meeting called to order at 8:11 am.
2. Motion to approve/waive notice of meeting. ***Gracie Everitt made a motion to approve notice of the meeting. Nick Farkouh seconded the motion and motion passed unanimously.***
3. Review and approval of the Board Minutes of January 21, 2021.
Ross Herzog made a motion to approve the board minutes from January 21 2021, motion seconded by Gracie Everitt and passed unanimously – all in favor
4. Reports of officers and committees
N/A
5. Request from owner to speak on agenda item – Limit to 2 minutes
N/A
6. Unfinished Business:
 - a) Request by Grace Everitt: Update on Ah-Haa construction schedule – Nick Farkouh noted it looks like the end of the month of June. There will be a final cleanup – common corridor, elevators including repainting and refreshing.
 - b) Carport ceiling – 5 spots
 - Above Krasic -- Img_1040. The paint appears to be bubbling. Not sure if this is of concern or not.
 - Above Krasic -- Img_1041. It appears this was recently patched. There appears to be a brown water ring around the patchwork, which makes me believe that is after the patch work, so I fear there may still be an issue here?
 - Garage Floor Stairwell Landing -- Imgs_1042 thru 1044. Jeremy Castell from Shaw Construction patched this over the winter. As we can see, it has exponentially gotten worse. We need to patch it, and also apply some sort of water proof (e.g. garage-floor paint) to waterproof this drywall
 - 2nd Floor Stairwell Landing -- Imgs 1045 thru 1046. We can see browning on the ceiling here.
 - Carport Ceiling above parking spot on west side of stairs. Imgs 1047-1048 There is a crack that goes east-west and then turns south.

The leak was discovered from Elyssa Krasic's #203 bathroom. The carport ceiling was fixed and painted.

Roof inspection for damages from railings falling & check for any other loose railings. Ross Herzog stated that they will assess the entire roof.

- c) Inspection of rubber in snow removal zones to confirm no bubbling in other zones. Annual inspection of the decks – summer schedule roof inspections – yearly inspection - cursory inspections that are visible – pulling one paver – poking with a flashlight -
- d) Any other annual inspections:
 - **Peak Alarm - Annual inspection completed on 3/18/21**
 - **Dynamic Fire Suppressions – Annual inspection completed when Ah Hana School is finished.**
 - **National Elevator Service – Annual inspection completed on 12/15/2020**
- e) Phase 3 Electric Meters -- update on pricing to replace, update on solar quote by Ross Herzog. Also adding Gracie's proposal from Tiger Electric (see attached unofficial quote for \$63,070). Quote attached

Ross Herzog noted the town isn't committed to funding this. Gracie Everitt wanted to see if there is an alternative to looking at. Ross Herzog noted that the repurposing for solar panels to offset the electric costs was no available at this point. Ross Herzog noted it would cost approximately 35K to replace the meters. Ross Herzog noted that he thought letting San Miguel Power Association know that these are residential units may help. Gracie Everitt and Ross Herzog will pursue replacing the meters or adding solar panels to defer the costs.

- f) Fire Alarm - Tested and inspected
- g) Trash & Recycle bin installed outside of the building. Imgs 1049-1050 are 2 possible locations. {see attached}. Gracie Everitt asked Ross Herzog if there could be would be installed as soon as possible.
- h) Trash & Recycle (if possible) right outside glass doors to elevator. Put an additional one by the lowest level of the garage. Ross Herzog will look into it adding a second thrash can.
- i) Silverjack Trash --
 1. Need to order ramp- 36" x 40" – website: Discount ramps -8" Aluminum Threshold \$219.00 – Guardian Aluminum dock plates \$434.99
 2. Bear protection for all 3 doors – Lock needs to be fixed and adjusted Nick Farkouh will look at the trash doors.
- j) Bike storage in garage – update – looking to put a bike rack for commuters to use. Gracie Everitt understood from Lance McDonald that there would be a bike rack for residential owners for storage. Discussion ensued. Ross Herzog noted the garage is a public facility and residents don't have special rights to the parking area.
- k) Elevator & Door Access codes -- do we want to change these? Ah Haa School will install their own elector access codes. The residential code will be changed.
- l) Attic Stock -- did we get an itemized statement from Marshall Slick? Ross Herzog will check with Marshall Flick, Town Facilities Maintenance Coordinator for a list of items.

- m) Risk Report from Liberty Mutual -- did we receive same rating? A report was sent after the inspection with 4 recommendations from the inspector (report attached). There was no indication of a change in rating.
- n) Other items to table: Signage, motion censored lights and other security measures. Discussion ensued. In order to install a camera you will need to a power source and Wi-Fi. The camera could be used as a deterrent but not catching someone in the act. Sensor lights might be an affordable option. Gracie Everitt will take it offline and speak to the residents and come back with comments.

8. New Business:

- a. Bid for cleaning of carports – Limited Common Elements – only residential unit. Bid from Alex carpet services LLC – cleaning and power washing \$300.00
Gracie Everitt will take off line to residents.
- b. Additional cleaning of common areas – back steps leading from the carport into the garage. Ross Herzog noted he will have the cleaning done.
- c. Dryer Vent and air duct cleaning – these are unit’s responsibility – not HOA
- d. Insurance Claim – leak into unit 202 from deck
 - Insurance deductible - \$10,000
 - Lindsey Mills Unit 202 owner was able to contact Steven Martinez – painter to complete the repairs to her unit.
 - Is there a workmanship warranty with Shaw Construction? We will reach out to Lance McDonald to see what the warranty is.
- e. 2021 Budget – review and discuss increases:
 - Snow removal ground & roof – increases budgets
 - Common area cleaning: radar screen
 - Read and record gas consumption for all unit’s gas meters – calculate costs for all units on a semi-annual basis. Nick Farkouh noted that there needs to be a true up on the gas consumption but measuring the BTU meters a complicated task.
We contacted and talked to the installer of the system, Preston Turk of Precision Plumbing. The meters were a late addition to the plans which is why they are installed in the ceilings outside of each unit. The true install would’ve included a computer program to “read “usage regularly. Each unit has 3 meters for gas, hot & cold water that would need to be read. The readings will need to be converted to each unit but there is a complicated mathematical equation for the conversion.
Frequency – To be discussed
Other:

9. Adjournment: ***Gracie Everitt made a motion to adjourn, Nick Farkouh seconded the motion and approved unanimously***

Respectfully,

By: _____
Judi Balkind, Silver Jack HOA Manager
Jarmik Property Management, Inc