

DRAFT
GHOSTRIDER HOMEOWNERS ASSOCIATION
Annual Membership and Budget Meeting
February 7, 2020, 3:00 P.M.
Telluride, CO

MINUTES

1. Roll Call and certification of proxies.
Members present or on teleconference: Bebe McGraw (Units #6), Marilyn Stoutenburg, (Unit #7), Roman Kupchynsky II (Unit #16), Christina Wood (Unit #10), Jeff Lombardi (Unit #9)
Proxies: Bill Threfall (Unit #1), Linda Sussman (Unit #2), David McNabb (Unit #11 & #3), and Dave Mozingo (Unit #5) proxied Marilyn Stoutenburg.

A quorum is made of 25% of the owners, a quorum was deemed present and the meeting was called to order by Marilyn Stoutenburg at 3:03 P.M.
2. Proof of notice of meeting or waiver of notice.
Roman Kupchynsky made a motion there was proper notice for the meeting Motion seconded by Marilyn Stoutenburg and passed unanimously.
3. Reading and approval of the Minutes of annual members meeting of January 31, 2019
Roman Kupchynsky made a motion to approve the minutes from the annual members meeting of January 31, 2019. Bebe McGraw seconded the motion and motion passed.
4. 2019 Maintenance Completed/2020 Maintenance Planned. Marilyn provided an update to the membership. Ricky, Maintenance, retired and we have hired Marcel at San Miguel Building and Spa as needed. Cleaning has been contracted with Ajax for Fridays and includes two carpet cleanings. No big items this past year. We have ordered a new hot tub cover. Discussion ensued. Reminder to everyone to check their water heaters.
5. Financial Review.
 - a. Actual vs. Budget 2019: Marilyn presented the financials to the membership. Asset value \$42K. We had \$18K go into the reserves.
 - b. Status A/R: Unit 8 is behind on dues payment by approximately \$2K
 - c. Proposed 2020 Budget and Dues: no increase recommended for dues in 2020.
Bebe McGraw made a motion to approve the 2020 budget as presented. Jeff Lombardi seconded and motion passed.
6. Election of Directors. – One Term expired
 - d. Roman Kupchynsky – 0 year remaining
 - e. Marilyn Stoutenburg – 2 years remaining
 - f. Bill Threfall – 1 year remaining

Bebe McGraw made a motion to elect Roman Kupchynsky to a 3 year term, Marilyn Stoutenburg seconded and the motion passed unanimously.

7. Other Business.

- Long term plan – Marilyn Stoutenburg: Marilyn indicated that she will be at some point in the future transitioning from full time resident to part time and would encourage others to think about being on the Board. Discussion ensued regarding bringing Jarmik Property Management on as the property manager in 2021.
- Website – Add HOA information to jarmikproperties.com website. \$200 setup and \$50-\$100 updates. Discussion ensued regarding privacy issues.
- Insurance coverage was discussed for individual units and the HOA. Marilyn will get the details for the HOA coverage to all owners.

8. Adjournment. ***Roman Kupchynsky made a motion to adjourn, Bebe McGraw seconded and the motion passed.***

Respectfully submitted,

Judith Balkind

By: Jarmik Property Management, Inc.