

COLUMBINE HOMEOWNERS ASSOCIATIO
MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING
March 2, 2017, @ 10:00 A.M. (MST)
Office of Jarmik Property Management, Inc.
120 West Pacific Avenue
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies. Sue Chesler, Unit A, Jackie Ritter, Unit B, Mark Miller, Unit C, Denise Wolf, Unit D, Ron Lanquist Unit E, absent and Hal Tabb, Unit F. Also present: Judi Balkind, HOA Manager.
Quorum is met – 5 out of 6 owners represent a quorum.
2. Motion to approve/waive notice of meeting. *Jackie Ritter made a motion approving notice of the meeting. Mark Miller seconded and motion passed.*
3. Reading and approval of the Minutes of the November 9th; 2016 Membership meeting. *Jackie Ritter made a motion to approve the minutes of the November 9, 2016, Annual Membership meeting. Mark Miller seconded the motion and motion passed.*
4. Election – Board of Managers – One year terms
Election of Directors – *Hal Tabb made a motion to nominate Mark Miller as President, Jackie Ritter seconded. Jackie Ritter nominated Hal Tabb for Vice- President, seconded by Mark Miller. Jackie Ritter nominated herself as Secretary/Treasurer – Hal Tabb seconded. Motion passed unanimously.*
5. Unfinished Business.
 - a. Review of Special projects in 2016 – New Fence
 - Ed Bailey with the Timberline Iron Fence Company dropped of a sample of a piece of fencing. He suggested putting a clear coating – like the guy across street – this coating may already be included in his estimate. Ed suggested if we do power coating, you may not have to do anything for many years. It’s not included in the price. There is a two step process – but he suggested the one step will be fine. Range \$9 - \$16/foot. Jackie suggested we want to consider.
 - Ed Bailey presented a “sample of coating” – the website for the coating colors is **ifscoatings.com**. Click on color samples and it will bring up the list of colors.
 - Denise suggested asking if we just have the glaze, how much does it cost every two years?
 - Jackie will contact Ed and ask for clarification on prices for the different coatings as well as a time line for payments.
 - Mark Miller and Judi will work on the HARC application for the fence installation.
 - **Mark Miller noted once the final price is determined we can allocated the remaining balance as a special assessment.**
 - b. Financial Statement Review for FY of 2016. The year to date financials was presented to the members. It was noted there were shortfall of \$1,121.60 mostly due to the additional legal fees, increase in Flood Insurance and snow removal. *Hal Tabb*

made a motion to accept the 2016 financials as presented and fund the shortfall from the previous years' income. Mark Miller seconded the motion and motion passed unanimously.

6. New Business.
- a. Budget Plans for 2017. The payment of the fence has been addressed in item 5a. above.
 - B. Other.
 - Jackie asked if Daryl (painter) had completed the outside work on unit D which involved the installation of a metal rim on the strip on unit D. – Denise Wolf affirmed it was completed.
 - Hal Tabb would ask to think about the ongoing expenses in future years to think about the reserve account. Judi Balkind noted there are professional companies – Association Reserves who are hired to complete a full study. Mark Miller noted he had planned to begin looking at this for 2017.

7. Adjournment. ***Hal Tabb made a motion to adjourn, Jackie Ritter seconded and motion passed.***

Respectfully submitted,

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