

Approved September 22, 2020

LIVERY HOMEOWNERS ASSOCIATION

Annual Meeting Minutes

February 14, 2020, 1:00 P.M. (MST)

Telluride, CO

1. Roll call, determination of quorum and certification of proxies. Board members Present: Cara Nakata (Res 2A), Vice President, Sue Easthope (Res 1C), Secretary/Treasurer. By Phone: Tom Easthope (Res 1C), Basia Holub (Res 2C); Paul O'Rourke (Res 2B); Josh Rapaport (C102)
Proxy: Clifford Hansen (C101) to Judi Balkind
Also Present: Judi Balkind, HOA Manager It was determined that we have a quorum.
2. Motion to approve/waive notice of meeting. ***Cara Nakata made a motion to approve the notice of the meeting. Sue Easthope seconded the motion passed unanimously.***
3. Determination of a quorum of Board – Majority of the total number of Directors seats (both filled and vacant) Board is 3, Quorum 2
 - a. Election of New Board Member: Cara Nakata term is expired (1 year term)
 - Clifford Hansen, President (2 yrs remaining)
 - Cara Nakata, Vice President (term expired)
 - Sue Easthope, Secretary/Treasurer (1 year remaining)

Paul O'Rourke nominated Cara Nakata; Basia Holub seconded the motion and the motion passed unanimously. Cara Nakata was nominated for a 3 year term.
4. Review and approval of the Minutes of the Annual Member meeting on the October 10, 2019. ***Cara Nakata made a motion to approve the minutes of the October 10, 2019 meeting minutes. Sue Easthope seconded and the motion passed unanimously.***
5. Unfinished Business
 - a. 2019 Year End Financials: Judi presented the financials to the membership. No additional questions were presented. Operating Account \$11K and Reserve \$14K ***Sue Easthope made a motion to approve the 2019 Financials as presented. Cara Nakata seconded and the motion passed unanimously.***
 - b. Update on Snowmelt system – Leak under stairs, permanent fix is to tear out concrete. Judi updated the membership on the status this winter of the system. Bid to repair the system is approximately \$20K; as well as the Town of Telluride requires a bond of an undetermined amount to update the system. Discussion ensued. ***Cara Nakata made a motion to move forward with the repairs and to get at least two updated bids. Sue Easthope seconded the motion and the motion passed unanimously.*** Once the bids have been received a special meeting will be called to review the costs and discuss the special assessment necessary to fund the repairs.
 - c. Adopt the “Fall Lines Design Review Process” for owners requesting remodels/improvements. Judi explained the process to the membership and remind everyone to let us know of any improvements being made to their units.
 - d. Signage for Deck closure at 10:00 pm and Common Area quiet times 10:00 pm to 8:00 am.

No issues this winter, tends to be in the summer months.

e. Bike Rack in Garage: Sue and Judi will review options for this item this Spring.


6. New Business:

- a. 2020 Budget and Dues: Judi indicated that the 2020 budget and dues were approved at the last meeting.
- b. Air Conditioning Approval: Cara Nakata presented to the membership their installation of an A/C unit. Discussion ensued. ***Sue Easthope made a motion to approve the A/C installation with the exterior being painted to blend in with the siding of the building. Basia Holub seconded and the motion passed unanimously.***
- c. Mechanical Room Venting: Cara Nakata indicated that they received a proposal to put venting into the mechanical room of approximately \$5K. Discussion ensued. ***Josh Rapaport made a motion to move forward with the venting of the mechanical room and obtaining a final cost proposal. Sue Easthope seconded and the motion passed unanimously.*** This will be included in the special assessment for the repairs to the snow melt system.
- d. New Locks Installed – Mechanical room and storage lockers: completed
- e. Update on sale of units: Josh Rapaport purchased Greene commercial space; Unit 1B sold, do not have new owner information; Basia Holub unit is under contract to close March 12th.
- f. Livery HOA is now on Jarmikproperties.com website.
- g. Front stairwell needs some repairs to the metal bar. Andy will be contacted to access the repairs necessary to fix it.
- h. Dynamic Fire Protection Inspection with recommended repairs. We have updated the most important item and will review the remaining items. Back flow valves were also inspected and tested, this is an annual inspection.
- i. Andy indicated that the snow was dumped off the roof on Wednesday. Indicated that there is a leak above the skylight above 1B; believes the roof membrane is leaking. This will be addressed in the Spring.
- j. Josh Rapaport indicated that the front of building, 2' of siding could use some oil on it refresh it, which they would take care of; everyone agreed. Doing a remodel in the Spring to install a bathroom separate from Clifford's unit.

7. Next Member Meeting: Special Meeting, possible date: March 5th at 4:00 pm

8. Adjourn: ***Cara Nakata made a motion to adjourn.***

Respectfully submitted:



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