

DRAFT
SAN JUAN VILLAGE OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET MEETING
September 17, 2019, 4:00 P.M. (MDT)
Minutes

1. Roll call, determination of quorum and certification of proxies. In person or by conference call: Anita Cody (Lot 4 – Wildwood Canyon-4.02%), Stewart Seligman (Lot 13- 4.96%), Teddy Errico – (Lot 14 – Columbia West – 4.96%); Anita Cody (Creekside HOA- 13.19%), Patricia Arndt (Lot 17- 7.71%).
Proxies: Ira Wachtel – (Lot 3 – El Diente – 4.26%) proxied Judi Balkind
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 by Anita Cody at 4:08 P.M.
2. Motion to approve/waive notice of meeting. ***Teddy Errico made a motion to approve notice of the meeting. Stewart Seligman seconded the motion and motion passed unanimously.***
3. Reading and approval of Minutes from last Annual meeting of May 29, 2018 meeting. ***Teddy Errico made a motion to approve the minutes as presented. Anita Cody seconded and motion passed unanimously.***
4. Reports –N/A
5. Election of Directors – 3 Directors.

Patricia Arndt – Two years remaining
Chance Leoff – Term Expired – Open Directors Position
Anita Cody – One year remaining

Stewart Seligman made a motion to nominate Teddy Errico for the open Directors position. Patricia Arndt seconded the motion and motion passed. Board meeting following this meeting to elect the officers.
6. Unfinished Business
 - a. Financial Statement Review for FY 2018-19. Financials presented through June 30, 2019. No further comments.
 - b. Accounts Receivables- The accounts receivable report was presented to the members. ***Anita Cody made a motion to write off the bad debt of the previous owner of***

(Creekside Unit C) in the amount of \$405.95. Teddy Errico seconded the motion and motion passed unanimously.

c. Discussion on Funding of a reserve account for Capital Improvements, i.e. alleyway, sidewalks. (See Other Business – e.)

d. Bid for sealing of the alleyway – Estimate \$3,000.00. Discussion ensued. It was noted that the sealing will protect the asphalt and delay the need to replace the asphalt which is a big expense. ***Teddy Errico made a motion to approve up to \$3,500.00 for the sealing of the alleyway by SealCo by October 15, 2020. Patricia Arndt seconded the motion and motion passed unanimously.***

e. Enclosure around the electrical box at Hotel Telluride. Completed.

7. New Business

a. Renewal of Insurance – Umbrella coverage for \$5 Million coverage 5-10-2019. Insurance has been renewed.

b. Proposed Budget and dues for FY 2019-20. The budget was presented with no change from the previous year – Annual Dues recommended to remain the same for 2019-20. ***Teddy Errico made motion to approve the budget as presented. Anita Cody seconded the motion and motion passed.***

c. Snow Removal with Property Management of Telluride. It was noted to the members that Property Management of Telluride continued to remove the snow from the communal areas of the San Juan Village HOA and recommended that we continue to use their services for the coming season. It was suggested that Telluride Gravel be contacted to haul out snow from the alleyways if needed. ***Stewart Seligman made a motion to approve the re-hiring of Property Management of Telluride for snow removal for the upcoming year. Teddy Errico seconded and motion passed unanimously.***

d. Discussion on year end funds – Association Resolution for excess income. It was noted to the members the resolutions for excess income as follows:

- Apply against the subsequent tax year members' assessment
- Refund members assessments
- Transfer income to Capital Reserve Fund

Teddy Errico made a motion to transfer excess income to the Capital Reserve Fund. Anita Cody seconded the motion and motion passed.

e. Other.

- Curb Problem. Anita Cody noted to the members there is a curb issue near the Creek Side units in which the sidewalk and pavers are sinking.
- Bricks in alley near Lot 17 – Anita Cody noted the cobblestones installed near Lot 17 are breaking apart and she's suggesting a seal coat on the top of the cobblestones and then asphalt on top. She will get a bid from SealCo when they seal the alleyway.

- Foreclosure Sale of Lots 13 – Thomas Byrne. It was noted Lot 13 was sold to Telluride Ventures LLC, Stewart Seligman.
 - Teddy Errico questioned who would be responsible for the paving of the road and access to Lots 7 & 8 once these lots are developed. Teddy Errico will contact Tom Kennedy, Attorney for advice.
8. Adjournment. No further discussion, **Patricia Arndt made a motion to adjourn the Meeting. Teddy Errico seconded the meeting and meeting was adjourned.**

Respectfully submitted,

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