

RIVERVIEW HOMEOWNER ASSOCIATION
220 South Spruce Street
P.O. Box 3071
Telluride, CO 81435

ANNUAL MEMBERSHIP MEETING MINUTES
The Wilkinson Public Library, 100 West Pacific
February 25, 2005, 10:00 A.M. (MST)

The annual membership meeting of the members of the Telluride Riverview Condominium Association, Inc. was held on February 25, 2005, at 10:00 a.m. at the Wilkinson Public Library

1. Roll Call, Determination of Quorum and Call to Order.

Owners Present: Brian Gavin, President (Unit #2b) and Sharisse Johnson, (Unit #2a). Fred and Beryl Hassig, (Unit #1a) and Tim Cunningham, (Unit #1b) proxied Brian Gavin.
Property Manager, Judi Balkind was present. Absent: David Pratt, (Unit #2c)

2. Motion to Approve/Waive Notice of Meeting.

Brian Gavin made a motion to approve notice of the annual meeting. Sharisse Johnson seconded the motion. Motion passed.

3. Reading and Approval of the Minutes of the December 30, 2002 Annual Membership Meeting.

Brian Gavin made a motion to approve the Minutes to the December 30, 2002 Annual Membership Meeting. Sharisse Johnson seconded the motion. Motion passed.

4. Reports of officers. N/A

5. Reports of committees. – N/A

6. Election of Directors/Manager.

- Tim Cunningham suggested on his nomination form that the present slate to be reelected for the directors. Sharisse Johnson made a motion to elect the directors as requested by Tim Cunningham. Brian Gavin seconded the motion. They are as follows:
 - Brian Gavin, -President
 - Tim Cunningham, Vice President
 - Sharisse Johnson, Secretary/Treasurer

7. **Unfinished Business.**

- Exercise Room: Fred Hassig requested that the storage/exercise room be cleaned up and removed of the junk stored in there. Fred Hassig requested the room be looked at for the possibility of placing new and updated exercise equipment in the room. Brian suggested looking into the possibility of a hot tub in the room.
- Skylight leak: Sharisse Johnson reported her unit was leaking. Plaster is cracking and the landing under the skylight is leaking. Brian Gavin reported that heat tape will be installed on one of the valleys. Brian Gavin made a motion to install and fix the 2nd and 3rd valleys. Sharisse Johnson seconded the motion. Motion passed.

8. **New Business.**

- a. **Approval of the 2004 Budget.** The manager, Judi Balkind, presented the 2004 budget. Increases in the budget were reflected in the water & sewer, Gas, Roof Repair, Alarm Maintenance and Trash removal line items. All other expenses remained the same. There was also a reserve fund assessment expense presented to the members. Following discussion, Brian Gavin made a motion to approve the 2004 budget and dues. Sharisse Johnson seconded the motion. Motion passed.
- b. **Lock Box.** Request keys to units from all owners to give to the Fire Department for the Knox box located on the premise. The Fire Department is the only one with keys to the Knox Box.
- c. **Heated Sidewalk and driveway.** Brian Gavin mentioned to the members there has been an ice problem in the past on the driveway. The snowmelt system was either not functioning properly or had not been turned on. Brian would like to make sure the snow melt system is on and working. Judi Balkind will arrange a meeting with Mike Chandler so he can educate her on the snow melt system's operations.
- d. **Garage drywall repair.** Brian Gavin mentioned to the owners the drywall tape and wall in the garage is coming loose and it may be from the condensation from the dryer vents. Brian has requested the garage drywall be cleaned up and look at an alternative solution for an area with condensation.
- e. **Outstanding HOA Dues.** It was noted to the owners David Pratt HOA's dues are three quarters overdue. Judi Balkind has tried to contact the owner numerous times via telephone calls and letters but has not received any answers. Brian Gavin requested that Judi Balkind contact David Pratt one more time and inform him that legal action will be taken if his dues are not paid within 5 working days.

9. Adjournment.

Brian Gavin made a motion to adjourn the meeting. Sharisse Johnson seconded the motion. The meeting was adjourned at 11:16 a.m.

Respectfully submitted,

Judi Balkind, HOA manager