

CASTELLINA CONDOMINIUM OWNERS ASSOCIATION
Annual Membership Meeting
December 11, 2019 at 3:00 PM (MST)
Teleconference
Telluride, CO

MINUTES

1. Roll Call and certification of proxies. Buddy Robinson (Unit B), Laurie Joslin (Unit C), Marilyn Aldrich (Unit D), and Dan Witkowski (Unit E).
Also present: Judi Balkind – HOA manager
Absent: Lance and Shari Vander Linden (Unit A)
A quorum was established and the meeting was called to order at 3:08 PM - MST
2. Proof of notice of meeting or waiver of notice. *Marilyn Aldrich made a motion to approve the notice of the meeting. Seconded by Buddy Robinson and the motion passed unanimously.*
3. Reading and approval of the Special Membership Minutes to the October 10, 2018.
Buddy Robinson made a motion to approve minutes. Marilyn Aldrich seconded and the motion passed unanimously. Dan Witkowski abstained as he was not an owner.
4. Reports of Officers. N/A
5. Reports of committees. N/A
6. Election of Directors.
 - One year terms – historically all owners have been directors.
 - Discussion on election of officers –Dan’s concern is to comply with your by-laws and have proper insurance.
 - Buddy Robinson shared that the group has been pretty harmonious – but agreed we should have D & O insurance.
 - Marilyn and Laurie Joslin felt that we have worked together properly.
 - Marilyn Aldrich made a motion to amend the bylaws, Article 4.1 to have an increase to the board from 3 directors to 5 directors. Seconded by Buddy Robinson and the motion passed unanimously.
 - Buddy Robinson recommends that we appoint officers at each Annual HOA Meeting and have it include a Board Meeting at the same time.
 - Dan Witkowski nominates Marilyn Aldrich for President, Laurie Joslin for Vice President and Buddy Robinson for Secretary/Treasurer. Buddy seconded and the motion passed unanimously.

7. Unfinished Business.

- a) Financial Statement review for Year to Date 2019 –Judi Balkind presented the Financials to the members. Discussion ensued with no additional questions. ***Marilyn Aldrich made a motion to accept the financials. Laurie Joslin seconded and the motion passed unanimously.***
- b) Pest Control for carpenter ants. This was approved previously at our meeting and we will continue with this service. Let’s make sure to keep an eye out for any signs of infestation.
- c) Discussion on usage of common area space – i.e., using driveway area to “host a party”. Reminder to all owners/rental management companies about common areas and private areas. The owners agreed to contact their rental companies regarding this issue.

8. New Business.

- a) Proposed Budget & Dues Review for 2020 – ***Dan Witkowski made a motion to approve the 2020 budget with the increase in the budget of \$2,337.92 plus an additional contingency amount of \$1,000.00. Marilyn Aldrich seconded the motion and the motion passed unanimously.***
- b) Installation of new trees to replace trees damaged by Porcupines; would like to make this a special assessment for \$13,980.00. ***Buddy Robinson made a motion for a special assessment of \$13,980.00 to be due upon receipt of invoice. Marilyn Aldrich seconded the motion and motion passed unanimously.***
- c) Update on HOA filings, and compliance to the Colorado Statue –Update on filings. Judi Balkind informed the members the HOA’s Periodic report, 1099’s and DORA annual renewal have been filed for the year. The tax returns are completed by the CPA – Shugars and Company.
- d) Insurance – General Liability and Umbrella – No Directors and Officers- Need to decide on insurance
 - Bid from another Insurance company –Bershire Hathaway - \$10,298.00
 - Bid from present Insurance company – American Family - \$13,347.00***Marilyn Aldrich made a motion to accept the Bershire Hathaway GL and D&O insurance. Buddy Robinson seconded and the motion passed unanimously.***
- e) Town of Mountain Village is offering an incentive to change roofs from shake to metal of waiving the permit fee. Discussion ensued. It was agreed that we would wait until such a time as the roof needs to be replaced to make this change.
- f) Other.

9. Adjournment. ***Marilyn Aldrich made a motion to adjourn the meeting. Buddy Robinson seconded and the meeting was adjourned.***

Respectfully submitted,

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