

**2021 MINUTES OF OWL MEADOWS HOA**

*DRAFT DECEMBER 15, 2021*

<u>Attendance:</u>				
<u>Unit #</u>	<u>Owner</u>	<u>On Zoom (Y/N)</u>	<u>Via Proxy (Y)</u>	<u>Proxy to:</u>
1	Tricia Maxon	Y		
2	John Gustafson		Y	T. Errico
3	Dennis/Donna Basler	Y		
4	Paul/Kristin Marcus	Y		
5	Peter/Mary Moglia	Y		
6	Andrew/Elizabeth Edge	Y		
7	Paul Eidbo	Y		
8	Kim Hanley		Y	T. Errico
9	Teddy Errico	Y		
10	Leigh Anne Baxter			
11	Scott/Patricia Ward	Y		
12	Naomi/Robb Hirsch			
13	Steve Gumble	Y		
14	Peter/Kristine Nostrand	Y		
15	Robert/Laurie Mallis	Y		
16	Stuart/Suzanne Guthrie	Y		
17	Kim Risner	Y		
18	Kevin Parke	Y		
19	Steven Gabriel	Y		
20	Len Metheny	Y		
21	John Harrington	Y		
22	Tim Moore		Y	L. Metheny
23	Victoria/Eric Crawford		Y	T. Errico
24	Tom Restaino	Y		
25	Marybeth Gudal	Y		
26	Kelly Kirkpatrick/Nicholas Pike	Y		
27	Ashley Preisinger/Brian Dally	Y		
28	Hartley/Emily Blaha		Y	T. Errico
29	Don/Melisa Manning	Y		Y Ashley
30	Steven Dominguez	Y		
TOTAL		23	5	

1. Roll Call: 28 attendees  
Quorum: Req'd: 20 (2/3 of members)
2. Motion to Approve Notice of Meeting: John Harrington; Kevin Parke (2<sup>nd</sup>)
3. Approval of Minutes of the Dec 16, 2020 Annual Membership Meeting: Motion to approve: Stuart Guthrie/ Second: Len Metheny. Motion carried
4. Existing Business

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- a. Review of Period Ending 12/31/21 Judi: See P&L Budget Performance. Add'l 3 bills will total \$10,000 (will put us at Budget). Len: confirmed insurance will be on budget. CDs status?: Judi to respond. Teddy refers to Exec Board. T. Maxon would like Bank of Colorado to quote CDs. Exec Bd will focus on this.
  - b. Maintenance review/Property Management of Telluride Update: Completed projects & repairs in 2021 including costs ( Anita Cody on call)
    - i. Added metal to N. side of Unit #22: \$225
    - ii. Refilled glycol feeders and repairs to snow melt system: \$1,181.86
    - iii. Landscape maintenance:
    - iv. Redirected downspouts away from front doors;
    - v. Repaired sidewalk concrete on Mahoney and concrete pad at W trash enclosures. Latches repaired.
    - vi. Next year: stain 2 new buildings.
    - vii. John Harrington mentioned misalignment of locking mechanism on E. trash enclosure.
  - c. Reserve Study: Judi is soliciting proposal from Assoc. Reserves. Expect proposal in 1<sup>st</sup> Q, 2022.
  - d. Project Updates \_ Teddy
    - i. Concrete pad at W. enclosure done. Received contribution from E. Flora.
    - ii. Fence next to Unit 1. N neighbor to chip in on cost. George Harvey to take over project. May also replace some shrubbery. Fence design is done. Waiting for price. Expect cost of less than \$5,000.
    - iii. Grass pavers: Harrington to pursue with Town after Jan 1, 2022.
    - iv. Front door painting question from L. Metheny. Option of owner to pay for painting? Teddy: wrap door painting into bldg. painting? Anita: looking into door painting. Teddy: when bldg. gets painted; front doors get painted at HOA expense.
5. New Business
- a. Judi suggesting increase in dues. Budget has not been increased since 2010. Wants to increase dues to match operating expense – approximately a 13% increase.
  - b. Teddy: proposing to approve 2022 budget from \$102,000 to \$118,020. Approving the 2022 budget will increase the 2022 dues to match. Motion to approve 2022 budget: Tricia M / L. Metheny. Budget passed unanimously.
  - c. New maintenance projects
    - i. Raising entry pads to 4-5 units. Should it be an HOA expense, based upon gutter drainage. Len: HOA should cover this expense. Tricia: it is sort of a common element to be paid by HOA. Teddy: suggests getting a bid and then ask for HOA approval. Unit 3 would be the 1st repair and judge the outcome before proceeding further.
  - d. Uniformity. All exterior hardware, paint, etc. should be uniform throughout the project. Black? Don Manning: HOA should send note to all owners on this uniformity requirement. Board to decide on the guidelines to be distributed to members. Teddy will create a draft.

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- e. Rollover of HOA excess funds. John Harrington made a motion that any excess of membership income over membership expenses for the year ended December 31, 2021, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Liz Edge seconded: Motion carried.
  - f. Stuart Guthrie made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2021, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. Ashley Preisinger seconded the motion. Motion carried.
  - g. New Business: Stuart: ice buildup on sidewalk between #16 and Lulu City.
6. Election of Directors.
- a. Don Manning made motion that existing board members remain for next year Liz Edge seconded. Unanimous approval.
7. Motion to adjourn by Don Manning. Seconded by Liz Edge.

### Board Meeting:

Len: Motion to approve Teddy as Pres.

VP: Harrington motion for Len

Treasurer: Len motioned to approve Harrington as Treas; 2<sup>nd</sup> from Teddy;

Secretary: Stuart made motion to approve Tricia as Secretary.

Stuart Guthrie agreed to stay on the Board.