

Approved – Jan 12, 2023

**SILVER JACK OWNERS' ASSOCIATION
ANNUAL MEMBERSHIP AND BUDGET MEETING
January 24, 2022, 3:00 P.M. (MST)
Telluride, CO 81435
Zoom meeting**

MINUTES

1. Roll call, determination of quorum and certification of proxies. 20% of the voting rights Gracie Everitt, (10 Residential units), Nick Farkouh & Marty Wollesen (Units 101,201,301) and Greg Sund, (Units 100)
Owners: Sean Kearns, Unit 303, Elyssa Krasic, Kurt Friederich, Lindsey Mills
Others: Judi Balkind, Jarmik Property Management, HOA Manager
Gracie Everitt meeting called to order at 3:08 pm.
2. Motion to approve/waive notice of meeting. ***Gracie Everitt made a motion to approve notice of the meeting. Nick Farkouh seconded the motion and motion passed unanimously.***
3. Review and approval of the Minutes of the last meeting, June 3, 2021 ***Grace made a motion to approve the board minutes from June 3, board meeting 2021, motion seconded by Nick Farkouh. and passed unanimously – all in favor***
4. Reports of officers and committees
5. Election of Directors – Directors shall serve for one –year terms.
Election of three (3) Directors –one from each class –per declarations 8.3.1:
 - President – Gracie Everitt
 - Secretary – Ross Herzog
 - Treasurer – Nick FarkouhNote: the directors elect the officers.

Greg Sund, interim Town Manager made a motion to elect himself to represent the town for Unit 100.
Marty Wollesen, Executive Director for the Ah Hana school made a motion to elect himself to represent the Ah Hana School units (Units 101, 102 & 103)
Elyssa Krasic made a motion to nominate Sean Kearns as the director for the Residential units.
Kurt Friedrich seconded the motion and the motion passed unanimously.

Marty Wollesen nominated Sean Kearns for President, Greg Sund seconded, and motion passed.
Sean Kearns nominated Greg Sund for secretary, Marty Wollesen seconded, and motion passed.
Greg Sund nominated Marty Wollesen for Treasurer, Sean Kearns seconded, and motion passed.
6. Unfinished Business
 - a) Carport update – Shaw Construction repairs – Discussion ensued regarding the repairs to the carport ceiling near the back stairwell into the carport. Shaw construction noted they will work on repairing the ceiling or paying someone to fix it.
 - b) Elevator issues and emergency response costs – The members were notified that the elevator was having miscellaneous issues and a service call had been made to Otis. It was noted that after-hours service calls from OTIS are charged at a rate of \$956/hour.
 - c) Review of 2021 Financials Marty Wollesen made a motion to accept the 2021 Financials as presented. Sean Kearns seconded, and the motion passed unanimously.
7. New Business

- a) Emergency response. New service offered presented by Judi Balkind – *Marty Wollesen made a motion to approve the addition of an after services for the 2022 budget. Sean Kearns seconded, all in favor and motion passed.*
- b) 2022 Budget and proposed dues increase:
- Common area cleaning – 2x/week – Ajax Janitorial - \$970/month
 - Insurance costs – Annual premium Includes General Liability, Crime, Umbrella, Terrorism Coverage, Boiler & Machinery Breakdown and Directors and Officers insurance
 - Ground snow removal & Roof snow removal – costs include hauling of snow off site, clearing up the ice in alleyway
 - Gas expense – increase gas expense to actual costs
 - Repairs and maintenance
 - Fire suppressions testing – scheduled for April 5th, 2022 at 9:00 am
 - Alarm testing – scheduled for March 14th – change elevator code
 - Marty Wollesen made a motion to approve the 2002 dues and budget effective March 1, 2022. Sean Kearns seconded and motion passed unanimously.
- c) BTU readings and allocation of billings: Indirect way for measuring gas consumption no control system to automate to convert to bills. It was suggested to meet with the town to determine how to handle this project. Marty Wollesen, Sean Kearns and Judi Balkind will work with Greg Sund, town manager, to begin this process.
- d) IRS – Rollover of funds – voted an annual meetings per CPA.

Motion:

Marty Wollesen 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. Sean Kearns seconded: Motion carried.

Marty Wollesen 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 Sean Kearns seconded the motion. Motion carried.

- e) Discussion and approval of Ah Haa applying for an alcohol license. Marty Wollesen noted they have a new culinary classroom and part of the mission of why they are applying for an alcohol license relating to Food tasting, etc. And it allows them to not have to apply separately for every event. Does the HOA approve for the intent to apply for this license. Discussion ensued. Lindsey Mills asked if it extending beyond the classroom? Marty Wollesen answered yes. Gracie Everitt asked if there were any potential liability issues. Marty Wollesen noted they must have the appropriate staff go to alcohol training and regulation of alcohol it's part of their requirements and procedures. Gracie Everitt asked who they would go to on the day or the event? Marty said they would have Christen Marcos and Marty Wollesen and they provided advance notification of what's happening. Sean Kearns made a motion to approve Ah Hana to apply for an the necessary alcohol permits. Lindsey Milles seconded, and the motion passed unanimously.
- f) Privacy issues – Marty Wollesen noted that he worked with Nick Farquoh and architect for solutions.
- g) Other: Lindsey Mills noted the residential owners were told there would be two bike racks for public use in the garage It was suggested they meet with Lance McDonald and

Greg Sunds from the town. It was also suggested to the residential owners put together a comprehensive list of maintenance items.

- h) Marty Wollesen will install additional signage that shows the Ah Ha floors.
- i) Tomer wants to go on the record that they want to find a way to phase out of the 3 phase power electrics and would like to pursue some type of solution. Tomer noted it is affordable housing

Next meeting date: TBD

8. Adjournment Marty Wollesen made a motion to adjourn and seconded by Sean Kearns.

Respectfully submitted,

By: *Judith Balkind*

Jarmik Property Management, Inc.

Judi Balkind, HOA Manager