

2020 MINUTES OF OWL MEADOWS HOA

Approved 12/15/2021

Date/Time: December 16, 2020 at 3:00 PM (MST)

Place: Via Zoom, Telluride, CO

Attendance:

| <u>Unit #</u> | <u>Owner</u> | <u>On Zoom Call (Y/N)</u> | <u>Via Proxy (Y)</u> | <u>Proxy to</u> |
|---------------|---------------------------------|---------------------------|-------------------------|-----------------|
| 1 | Tricia Maxon | Y | | |
| 2 | John Gustafson | N | | |
| 3 | Dennis & Donna Basler | Y | | |
| 4 | Andi Alexander | | Y | Tricia Maxon |
| 5 | Peter and Mary Moglia | | Y | Shelly |
| 6 | Andrew & Elizabeth Edge | | Y | Elizabeth |
| 7 | Sandra Dubois | | Y | Teddy Errico |
| 8 | Kim Hanley | | Y | Teddy Errico |
| 9 | Teddy Errico | Y | | |
| 10 | Leigh Anne Baxter | N | | |
| 11 | Scott & Patricia Ward | | Y | Teddy Errico |
| 12 | Naomi & Robb Hirsch | | Y | Teddy Errico |
| 13 | Steve Gumble | | Y | Teddy Errico |
| 14 | Peter & Kristine Nostrand | Y | | |
| 15 | Robert & Laurie Mallis | Y | | |
| 16 | Stuart & Suzanne Guthrie | Y | | |
| 17 | Kim Risner | | Y | |
| 18 | Kevin Parke | Y | | |
| 19 | Steve Gabriel | Y | | |
| 20 | Len Metheny | Y | | |
| 21 | John Harrington | Y | | |
| 22 | Tim Moore | Y | | |
| 23 | Victoria & Eric Crawford | | Y | Teddy Errico |
| 24 | Tom Restaino | Y | | |
| 25 | Marybeth Gudal | Y | | |
| 26 | Jamie Ashton | Y | | |
| 27 | Ashley Preisinger & Brian Daily | Y | on the call, proxy, too | Teddy Errico |
| 28 | Edgars Maris Sturans Trust | | Y | Len |

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| 29 | Don & Melissa Manning | Y | Metheny Ashley Preisinger |
| 30 | Steven Dominguez | N | |

Attendance Summary:

Zoom Call: 15
Via Proxy: 12
Total 27

Also in Attendance:

Judi Balkind of Jarmik Property Management
Anita Cody. Property Manager

Quorum Met: Yes

Roll Call by: Teddy Errico

Motion to approve, the 2019 minutes by J. Harrington. The motion was seconded by Tricia Maxon and was approved unanimously.

Existing & New Business:

- **2020 Financial statements to date & 2021 Budget:** 2020 Financials were explained by Judi Balkind. With regard to the cost of insurance, she commented that there would be one more premium payment in 2020 of around \$6,000. The 2020 financials were approved unanimously. The 2021 Budget was discussed. Judi commented that the Budget assumed that monthly dues would remain the same through 2021 as they had been in 2020. Judi explained that the insurance premiums for (a) Officers & Directors, and (b) for General Liability (“Professional Liability”) had been misstated in the 2021 Budget and should have been \$252 and \$27,561, respectively. Tricia Maxon made a motion to approve the corrected 2021 Budget. Hampton Mallis seconded the motion, and it was approved unanimously.
- **Maintenance:** Anita explained that during the summer months of 2020:
 - No painting or staining had been performed;
 - The west trash enclosure had been repaired and both east and west enclosures had been painted and coded locks and closure bars installed at the tops of each.
 - All 9 boilers (for snow melt) had been serviced;
 - Courtyard brick work had been repaired;
 - Roof leaks at #13 and 2 other units had been repaired;
 - New flower bulbs had been planted along the Mahoney frontage;
 - A new bike rack had been installed by #12;
 - A number of dead and struggling aspen trees were replaced. Some were replaced with choke cherry trees that she anticipated would survive better. She said that, going forward, she would explore replacing dead trees with ceramic planters that could be displayed during the summer months and stored during the winters.
 - Anita suggested that the only large repair coming up in the near future would be to the driveway. She suggested that a product she had used successfully elsewhere be applied to the required center portions of the driveway where spawling had occurred. Her suggested repair was approved by the membership.

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She stated that the foregoing problem was not related to the water-pooling that has been occurring where the driveway meets Mahoney Drive.

- Len mentioned that one of the lighted bollards at the east end of the project has a loose base that should be replaced before it collapses. Anita said that she would look into the situation.

Teddy asked that members give notice to him/Anita of any additional brick work needed.

- **Reserve Study:** There was discussion of whether or not to pursue a reserve study. Judi suggested that, based upon her experience with other HOAs, the cost of a reserve study would be between \$3,500 and \$5,000. She confirmed that, as indicated on the 12/31/20 Balance Sheet, the HOA currently has \$65,179 in its reserve savings account and \$321,250 in bank CDs earmarked as reserve funds. Anita recommended that the HOA have a reserve study performed because of the potential high cost to replace the 9 boilers (at \$10-15,000/each), roofing, concrete and other exterior elements in the complex. She also suggested that, once a reserve study has been completed, periodic updates can be purchased (currently) for around \$800. Judi stated that the mortgage lenders like to see at least 10% of the annual dues being devoted to a reserve account. She confirmed that the HOA's \$18,330 net income meets that requirement. John Harrington made a motion that the HOA engage a reserve study during 2021 at a cost not to exceed \$5,000. Stuart Guthrie seconded the motion. Teddy called for a vote and the motion passed.
- **SWAP:** Teddy explained, as he did at the 2019 HOA meeting, that the Town Council has been considering developing 250-400 affordable housing units and parking structures on the Carhenge and Shandoka parking lots in the southwest part of town, which would impact the Owl Meadows' neighborhood. He, further, explained that, because of the current COVID problem, the Town Council has made very little progress on the issue. Teddy is critical of the existing planning effort, will monitor the Town's planning, and hope for a better plan.
- **Garbage.** Teddy praised the new coded locks on the trash enclosures. Tricia commented that the sliding locks at the tops of the enclosure doors are difficult to reach by the "height-challenged" members. Anita, in response, said that she would have the sliding locks repositioned to the bottoms of the enclosure doors.
- **Signage.** Teddy confirmed that the earlier-approved entry sign has been installed. John Harrington applauded Teddy for accomplishing the installation. There was further discussion of additional signage (for instance, related to the collection of dog poop), but nothing further was agreed upon.
- **Grass Pavers:** Teddy mentioned that a committee of John Harrington, Tricia Maxon and Kim Hanley had been appointed earlier to pursue a resolution to the grass paver problem. John Harrington confirmed that Beth, the original landscape architect, had been unresponsive to his email attempt to engage her in the resolution effort. John, therefore, expressed his intent to engage San Juan Landscapes (as had been suggested earlier by Teddy) in the effort to gain Town approval for replacement of the grass pavers with solid pavers. Teddy pointed out that replacement construction should be performed only after securing Town approval.

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- **Fencing.** There was discussion as to members' interest in pursuing fencing along the Mahoney frontage and along the north boundary of the complex. However, no consensus was reached. Teddy volunteered that he did not recall that Mahoney frontage fencing had been a part of the original development plan.
- **Concrete Pad for W. Trash Enclosure.** John Harrington and Len Metheny pointed out that Eric Flora had promised to pour a concrete pad under the W trash enclosure prior to completion of the latest phase of construction. However, he had not followed through with construction of the pad. Teddy volunteered to pursue having Eric agree to pay for the subject concrete pad.
- **Short-Term Rentals:** Kim Risner-Tindall commented that she had periodically been troubled by noise from boisterous short-term renters in units adjoining hers. Teddy responded that the Town restricts the number of ST rentals that a given unit can have during specific periods and that it assesses fines for violations. Teddy invited comments from attending members. Kim suggested that owners renting out their units on a ST basis should notify the Board of the names and contact information of their rental management companies. Teddy volunteered that he would work with Judi to put together a list of the rental companies handling the various Owl Meadows ST rentals.
- **Board of Directors:** Kim Risner-Tindall and Steve Gabriel had earlier announced their intent to retire from the Board. Stuart Guthrie and Tricia Maxon were nominated to replace them. Teddy Errico, John Harrington and Len Metheny volunteered to remain on the Board for 2021. Steve Gabriel made a motion to approve the foregoing five members as constituting the Board going forward. Elizabeth seconded the motion, and it was unanimously approved by the members in attendance. Teddy suggested that he would soon schedule a meeting of the new Board to determine the positions of Treasurer and Secretary.
- **Adjournment.** As there appeared to be no further business to be discussed, a motion was made that the meeting be adjourned. The motion was seconded and unanimously approved by the attending members.