

**ETTA PLACE TOO HOMEOWNERS ASSOCIATION
MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING
FEBRUARY 24, 2015, 4:00 P.M. (MST)**

1. Roll call, determination of quorum and certification of proxies. The following owners were present in person or by teleconference: Jennifer Ito, Unit 105, Meg Keeley, Unit 107, Diana Serpe, Unit 110, Brendan Shine, Unit 106, Karen and Jeff Lawrence, Unit 112, Jerry Esrick, Unit 113 and Miles Cook Unit 115. Monica Holley and Steven Spencer Unit 108 proxied Brendan Shine and Elison Atkinson Unit 114 proxied Karen Lawrence. Also present: Judi Balkind, HOA Manager.
A quorum was present and Jennifer Ito called the meeting to order.
2. Motion to approve/waive notice of meeting. **Brendan Shine made a motion to approve the notice of the meeting. Jennifer Ito seconded the motion and motion passed.**
3. Reading and approval of the Minutes of the January 28, 2014 Annual Membership Meeting. **Jennifer Ito made a motion to approve the minutes from the January 28, 2014 Annual Membership meeting. Jerry Esrick seconded the motion and motion passed.**
4. Reports of officers.N/A
5. Reports of committees. N/A
6. Election of Directors. Directors are nominated for one year terms. Elison Atkinson nominated Karen Lawrence for a director's position, Jennifer Ito nominated Brendan Shine, and Brendan Shine nominated Jerry Esrick. **Jennifer Ito moved to elect the directors as presented. Diana Serpe seconded the motion and motion passed.**
7. Unfinished Business
 - a. Financial Statement Review for FY 2014. The financials were presented and expense line items were reviewed and it was noted there was a loss of \$2,900.00. It was noted to the members the hot tub will be closed for the off seasons which are the 1st Monday after the mountain closes until Memorial day and early October until the Wednesday before Thanksgiving. The pool is closed for the winter in accordance with previous years.
 - b. Replacement of Hot Tub – approved at a Special meeting. Brendan Shine updated the owners noting the new hot tub has been installed and the pool apron has been completed. The pool tiles need to be installed and this should be completed late April or early May. Diana Serpe thanked Brendan, as well as Jennifer Ito expressed her thanks for Brendan Shines expertise and research in overseeing this project. Jerry Esrick noted the new hot tub is a tremendous improvement and have talked to owners and guests who agree. Jerry also thanked Brendan Shine and Judi Balkind for all of their work involved in this

project.

c. Resurfacing the pool deck area – approved at Special meeting. (See above).

d. Smoking in the units or building. Jennifer Ito spoke on this issue. She noted that with the legalization of marijuana there may be some misunderstanding in which some people don't view marijuana as "smoking" but think it relates to only cigarettes. Judi Balkind, attended a webinar put on by Orten and Hindman – Denver attorneys on smoking policies. It was noted that HOA's can install a "no – smoking policy in the common areas and limited common areas but it gets tricky when the restriction is placed inside the unit. There is a usage of marijuana for medical purposes and this restriction can cause issues with the fair housing act. Discussion ensued. **Brendan made a motion to have all common, limited, pool area and any other area associated with building as "nonsmoking". Jeff Lawrence seconded the motion and passed unanimously.**

e. Insurance- Discuss the importance of owners obtaining Insurance for the inside of their units. It was noted to the members that all owners should have their own insurance for the inside of their units.

8. New Business

a. Proposed Budget Review FY 2015. It was suggested the overall dues remain the same but reduce the capital reserve funding and increase in the operating expenses with an increase in the management's fee. **Brendan Shine made a motion to approve the budget as presented. Diana Serpe seconded the motion and motion passed.**

b. Updated Rules and Regulation. The board has presented the updated rules and regulations. Discussion ensued. Meg Keeley asked the addition of "covering of floors" be added as approved at the last meeting. The board will rework the rules with the suggested changes and send out to the members.

c. Other. Brendan Shine noted the front door is in bad shape and suggested getting a bid for a new door with the "etched glass" installed. The bids would be sent to the owners for review and approval.

9. Adjournment. Jennifer Ito made a motion to adjourn and meeting was adjourned.

Respectfully submitted,

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By: Jarmik Property Management Inc.
Judi Balkind – Etta Place Too HOA Manager