

Draft
PLUNGE CONDOMINIUM ASSOCIATION
Minutes - MEMBERSHIP MEETING
February 8th, 2022, 2:00 P.M. (MST)
Telluride, CO 81435
Via: Zoom Call

1. Roll call, determination of quorum and certification of proxies. Margaret Blaisdale, (Unit A), Gerald Elder (Unit B), Bill and Cory Clendenen (Unit C), John Burn (Unit D), John Alder (Unit E), Leslie Friend & Nicole Dieterichs (Unit F), Frances Battey (Unit G), Mike Barron (Unit H), Fran Perry (Unit I), Meg Bodnar (Unit J) Grayson Fertig
Others Present: Judy Balkind, HOA manager, Nicole Pieterse, HOA Attorney
Absent: Kurt Fox (Unit K)
Quorum: 50% of the membership voting rights is a quorum. 85.95 % for total votes and quorum has been met.
Mike Barron called the meeting to order at 2:09 pm MST
2. Motion to approve/waive notice of meeting. *Will Clendenen made a motion to approve notice of the meeting. Gerald Alder seconded, vote taken and all in favor, the motion passed.*
3. Review and Approval of the minutes from the December 11, 2020 Annual HOA meeting. *Will Clendenen made a motion to approve the minutes to the December 11 2020 meeting. Mike Barron seconded the motion and motion passed unanimously.*
4. Approval of Agenda. *Bill Clendenen made motion to accept the agenda and Gerald Elder seconded and motion passed. .*
5. **President's Report:** Mike Barron noted that heat tape and snow guards were added to the building (D-K) because of ice dams and that the sidewalks are being cleared of snow and ice. Additional buckets of ice melt were suggested.
Buildings A, B and C do not have a common element electric meter at this time. Historically there was heat tape that was tied into Unit B's meter which is believed to have been disconnected and insulation was put in place. Judi Balkind is directed to confirm that and the manual turning off of the heat tape at the breaker. Grounds look good.
6. **Manager's Report:** Judi Balkind noted Leo Brennis, common area cleaner for many years has been diagnosed with a debilitating disease and a change of common area cleaner has occurred.
7. **Old Business:**
 - a. Review of 2021 Financials – *William Clendenen makes a motion to accept the financials as presented. John Burn seconded and motion passed unanimously.*
 - b. Master plan on the southwest area of Telluride, new development, carhenge and possible deed restricted housing. The last public meeting was in July. There was discussion regarding the future of Pacific St (i.e. making the street two way vs eliminating parking on the street).

- c. Street Wall by Unit K: William Clendenen reports on ongoing interactions with the town regarding ownership of the wall.
Nicole Pieterse has discovered that the Plunge doesn't appear to be in a flood zone. In addition the review process for the HOA documents has revealed that Unit K is listed as a commercial property which did not allow that property to be leased for residential purposes. Changes in legal description/plot may be necessary or desirable for Unit K as part of that process.
Drafts of revised HOA documents to comply with current Colorado law will be presented to the board prior to being made available to all owners for a vote - of which 67% approval is required as well as 100% approval of all lenders for passage.

8. **New Business:**

- a. Approval of 2022 Budget and Dues
- Operating Dues: remain the same
 - Reserve Assessment: It was determined that the reserve assessment will not be funded in 2022.
 - ***William Clendenen makes a motion to approve 2022 budget with the caveat that the board revisits the financials after snow removal numbers are in and makes a recommendation to the owners if any adjustments are determined prudent at that time. Seconded by John Burn, passes unanimously. Mike Barron seconded. All in favor.***
- b. Landscaping: Update on landscaping for Pacific Street – addressed
- c. Roof repairs: Additional heat tape installed on north side of building II -addressed
- d. Discuss painting of interior hallways. Deferred for now. Perhaps maintenance can touch up the walls through the regular operating budget.
- e. IRS 70-604: HOA roll over of excess funds collected - voted on annually at owner meeting
- Operating Fund- Motion by Mike Barron, Seconded by Margaret Blaisdale. None opposed, motion passes.
 - Reserve Fund – Motion by Mike Barron, Seconded by Margaret Blaisdale. Passes unanimously.
- f. Window Replacement on the building-Mike Barron met with a window guy from Montrose to replace all windows and skylights in his unit. Mike Barron received a bid for 35-38K just for the windows (without install).The contractor estimated 22 – 24 weeks to manufacture the windows once ordered. A permit would be needed from the Town of Telluride.
- g. Additional ice melt buckets were revisited.

9. **Election of Directors - One year terms – 5 Directors**

- Bill Clendenen nominated himself for a board position
- John Burn nominated himself for a board position
- Mike Barron nominated himself for a board position
- Gerald Elder nominated himself for a board position
- John Adler nominated himself for a board position

Nicole Dietrich made a motion to accept the slate for directors as presented, Margaret

Blaisdale seconded. All in favor. Motion passed.

Bill Clendenen makes motion for Mike Barron to renew as President. Gerald Elder seconded. Passes unanimously.

Mike Barron nominates Bill Clendenen for Vice President. Seconded by Gerald Elder. All in favor, motion passes.

Mike Barron nominates John Burn as Secretary. Bill Clendenen seconds, passes unanimously.

Mike Barron nominated as Gerald Alder as Treasurer, John Burn seconded , also passes unanimously.

10. **Adjournment** *Mike Barron made a motion to adjourn the meeting at 3:49 pm Corinna Clendenden seconded. Motion passes.*

Respectfully submitted,

By: _____
Jarmik Property Management, Inc.
Judi Balkind, Plunger HOA Manager