

DRAFT

BEAR CREEK CONDOMINIUM ASSOCIATION.

ANNUAL MEMBERSHIP MEETING

February 13th, 2024, 3:00 PM (MST)

Zoom Meeting

Telluride, CO

Minutes

1. Roll Call and certification of proxies.
Quorum: No less than 50% of the unit owners
Members Present: Tesha Karn, Bruce McIntire, Harris Wilson, James Potter
Joined at 3:15 P.M. - Katherine Sugg
Also Present: Judi Balkind & Amanda Wells – HOA Managers
Tesha Karn called the meeting to order at 3:00 P.M (MST)
2. Proof of notice of meeting/waiver of notice.
James Potter made a motion to approve notice of the Annual Membership Meeting. Tesha Karn seconded. All in favor.
3. Review and approval of the Minutes from the January 11th, 2022, meeting.
James Potter made a motion to approve the Minutes of the January 11th, 2022 Minutes as presented. Harris Wilson seconded the motion – all in favor.
4. Election of Directors – The board shall consist of a 3-member board, the terms of at least one-third of the Board members shall expire annually. Voting rights per allocated Interest of Exhibit A of the Declarations.
 - Tesha Karn – President
 - Harris Wilson– Vice President
 - James Potter – Secretary/Treasurer***James Potter made a motion to keep the same slate of directors for one year. Bruce McIntire seconded – All in favor.***
James Potter made a motion to keep the same slate of officers for one year. Harris Wilson seconded - All in favor.
5. Old Business.
 - a. Review financial reports for 2022 & 2023
James Potter made a motion to approve the 2022 Financials as presented. Harris Wilson seconded - All in favor.

Discussion ensued regarding the targeted number for the Reserve Account. A suggestion was made for \$200,000.00. Bruce McIntire made a motion to approve the 2023 Financials as presented. Katherine Sugg seconded - All in favor.
 - b. Boiler Repairs:
 - Controlled Hydronics repairs – preventive maintenance (see attached invoices)
Completed
 - Alternatives to replace small boilers with a new one (*will retain a bid for a*

larger boiler)

- c. Bid for Exterior Staining: Southwest Finishes ***Completed***
6. New Business.
 - a. Review and Approval of the 2024 Budget & Dues
***James Potter made a motion to approve the 2024 Budget & Dues as presented.
Katherine Sugg seconded – All in favor.***
 - b. Repairs to Fire Suppression Systems
 - Entire Fire Suppression System - \$6,382 FYI
 - d. Investigate the Lutron electric system –set up day and time with R & A Enterprises (certified by Lutron) are these Lutron devices working? James noted he had issues – reset from the box, circuit breaker
 - e. Investigate the heat tapes in the front of the building – two middle heat tapes are not working – located the breakers.
 - f. Need an arborist to trim trees, landscaper trimmed branches accessible from the ground prior. Schedule an Arborist to trim trees – Should we replace them with something else? Will get an opinion/bid from Arborist
 - g. IRS: HOA roll over of funds - voted on annually at owner meeting (***see attached***)
 - h. Other:
 - Clean up of grounds – back driveway areas – area between Bear Creek lofts
 - Hot tub leaks – taken care of – James Potter will investigate
 - Bruce McIntire reported that he had a leak in his downstairs stairwell. Harris fixed some stones and resealed where his sliding doors are.
7. Adjournment. James Potter made a motion to adjourn the meeting at 3:43 P.M. Harris Wilson seconded.

Respectfully submitted,

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