

GOLD DUST CROSSING CONDOMINIUM ASSOCIATION
SPECIAL OWNERS MEETING
OCTOBER 3, 2024 – 10:00 AM (MDT)
Zoom Meeting
Telluride, CO

Minutes

1. Roll call and determination of quorum
(one vote per unit per % interests) Quorum is 50% of the unit owners present or by proxy
Members present: Marki Knopp – A2, Scott Chambers – A3, John Hemphill – A4 Stewart Seeligson – A5,. Marie Gamweger, C2 - Web Ralston – A1 joined at 10:50 am.
Absent: Anneliese Riebel -C1 entered the meeting at 11:07 am.
John Hemphill called the meeting to order at 10:08 A.M (MST).
2. Proof of notice of meeting or waiver of notice
Scott Chambers made a motion to approve he notice of the meeting, Stuart Seeligson seconded the motion, and the motion passed unanimously.
3. Review and approve Minutes from continued Annual Meeting – January 11th, 2024
John Hemphill made a motion to “revise section 4 new business – The minutes should say a ‘general contractor because Peter Deluca was not available. Stewart Seeligson the motion and motion passed unanimously.
4. Unfinished Business
 - Building renovation update- John Hemphill noted is communicating with Tim Hild, regarding 3 outstanding maintenance issues. He is waiting on a little bit of the steel material for the west side. He is also waiting for the material on the replacement on the tile on the two east and side south entrances. Due to some of the changes, he had to

get more material for the garage door. hH believes the will be finished by October 15th depending on the materials. He is working with Web's property manager to a hot tub company look at the damage to the hot tub cover. John noted there will be a walkthrough Tim Hild and Eric Cummings and a punch list with for the interior and exterior. John is waiting for a lien release waiver from Tim Hild that will be reviewed by Tom Kennedy, attorney for HOA.

- Building renovation funds update: John Hemphill has estimates on the change orders and assuming its' correct we will be near or on budget. John noted we should have final numbers by Thanksgiving.
- Snow melt update: Scott Chambers noted this was not in the scope of the contract. Tim was under the impression we would need a new boiler and has been trying to locate the existing tubing. Tim Hild gave rough estimates between 60K to 100K. Scott is suggesting that we wait through this winter and maintaining through snow removal vs snow melt. A single boiler heats the common area and snowmelt system.
- Building committee recommendations regarding snowmelt: The committee suggests to wait to see what how this will work this winter.
- Building committee interior needs status – Tim Hild reported he was 100% completed John asked everyone to take a look and if you see anything please let the building committee know of any issues.

Marki noted the windows on her unit are not complete. There is a gap between the windows and the drywall. Stewart noted this similar to the north snowmelt. The interior stairwells don't match the outside. Stewart scope new carpet, new paint, new flooring in the gym and add a lock to the gym. It didn't take care of changing the lighting, addressing the new ski rack. Tim bid it out at 65 – 70K.

Stewart suggested it could be done without a general contractor. Stewart had a vendor give a bid for tile and paint. A recommendation for the building committee to define the scope and obtain pricing and address this at the annual meeting.

5. New Business

- Trash Enclosure John Hemphill has reached out to Eric Cummings to see if there are any options for the trash enclosure.
- Marie Gamweger noted there has always been an issue regarding the area for trash. She was not aware that it would be placed on the other side of the building. She suggested a smaller trash can.
- Stewart: noted his car was scratched by possibly a bike. He has asked that people be careful.
- Other: 2023 Tax return: A new CPA was hired to complete the tax return and discovered the 2021 and 2022 tax returns were not completed correctly. The HOA paid the Federal government \$2400.00.
John Hemphill made a motion to change the CPA to Shugars and Company. Annilese Riebel seconded and motion passed unanimously.

Meeting : January 10th 10:00 am MDT

6. Adjournment: Marki made a motion to adjourn – seconded by Scott Chambers.