

**Minutes of Board Meeting**  
**RIDGWAY VILLAGE WEST HOMEOWNERS CONDOMINIUM ASSOCIATION**  
**238 East Colorado Avenue, Suite #9, Telluride, CO**  
**March 8, 2012, 2:00 p.m. (MST)**

The board meeting of the Ridgway Village West Homeowners Condominium Association was held on March 8, 2012 at 2:00 p.m., at the office of Jarmik Property Management, Inc. 238 East Colorado Avenue Suite #9 in Telluride, Colorado.

**Members Present in Person or by Teleconference:** Wendy Sisler and Jon Dwight, owners for the Ridgway Development, LLC and 14 units, Joe Harnsberger, and Judi Balkind (Homeowner Association Manager).

Judi Balkind announced a quorum was present and Jon Dwight called the meeting to order at 2:05 a.m.

1. **2012 Budget and Dues Structure:**  
The 2012 Budget was presented with an increase in the water and sewer as dictated by the Town of Ridgway.
2. **Election of Directors.**  
-Joe Harnsberger, Wendy Sisler and Jon Dwight have agreed to stay on as a directors.
3. **Payment of Dues & Delinquent owners.**  
It was noted to the board there is only one delinquent owner – Jeff Badger – his outstanding dues includes attorney’s fees, dues and finance charges. The unit was taken over by the bank, the super lien was paid. The unit has been sold to a couple from Grand Junction.
4. **Review Insurance claims and notify owners to obtain their own insurance.**  
-Slip and Fall claim by Tenant in Rob Hunter’s unit #203 – The HOA’s insurance agent was notified of the slip and fall. A request had been made to the owner, Rob Hunter that his tenant provide medical invoices for backup. Claim is pending.
5. **Review declarant turnover to members.**  
-Declarant turnover will be reviewed as requested by the owners.
6. **Annual owner meeting. Set date.**  
-The annual Ridgway Village West meeting will be held on Monday, April 30, 2012 at 6:00 P.M in the office of Ridgway Village Development Offices 565 Sherman Street, Ridgway, CO.
7. **Other.**
  - a. **Registration of HOA with the Department of Regulatory Agency (DORA).**It was noted to the board an annual registration is required by DORA for all HOA at a cost of \$43.00/year. Ridgway Village West HOA has been registered for 2012.
  - b. **HOA requirements for transparency purposes.** It was noted to the board, the budget, minutes to meetings, Insurance certificates, etc. are posted to [www.jarmikproperties.com](http://www.jarmikproperties.com) – Ridgway Village West HOA as required by CCIOA.
  - c. **Discuss plan for overall building maintenance schedule – schedule for increasing staining of decks, railings and cedar.**
  - d. **Discuss plan for exterior painting of siding (oxidation of siding).**
  - e. **Discuss plan to fix landings and cement walkways.**

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  - Joe Harnsberger has presented a detailed landscaping and building maintenance proposal to the board. Joe addresses in detail the scope of work relating to the landscaping and maintenance of the Ridgway Village West HOA. Joe's Landscaping and maintenance proposal is for \$1,329.17/month or \$15,950.00/year. Discussion ensued. Jon Dwight made a motion to hire and accept Joe Harnsberger's Mountain Grown Landscape proposal for \$15,950.00. Wendy Sisler seconded the motion. Joe Harnsberger abstained. Motion passed.
- f. **Discuss use of Capital reserve fund.**

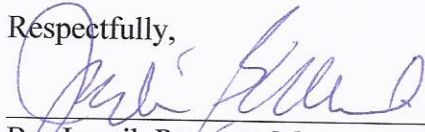
Jon Dwight noted the staining of the buildings would be paid from the Capital Reserve Fund.
- g. **Discuss income from 2011 – roll into the capital reserve fund.**

Jon Dwight made a motion to move the income from 2011 in the amount of \$ 4,909.57 to the capital reserve account. Wendy Sisler seconded and motion carries.

**8. Adjournment.**

*Jon Dwight made a motion to adjourn the meeting and seconded by Joe Harnsberger and meeting was adjourned.*

Respectfully,



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