

**Minutes of  
Annual Membership and Budget Meeting of  
NEEDLEROCK CONDO ASSOCIATION  
238 East Colorado, Suite #9 Telluride, CO  
March 18, 2013  
3:00 p.m.**

The annual membership and budget meeting of the members of the Needlerock Condo Association was held on March 18, 2013, at 3:00 p.m., at office of Jarmik Property Management Inc. 238 East Colorado Ave, Suite #9 in Telluride, Colorado.

**1. Roll Call, Determination of Quorum and Call to Order.**

**Owners Present in Person or on Conference Call:** Todd Creel (Unit 4), Steve Kress (Unit 2), Lisa Payne (Unit 1), Joseph Stern Unit (3) and Ginny Gordon (Units 5 & 6).

Judi Balkind, Homeowners Association Manager was also present in person.

Judi Balkind announced a quorum was present and President Steve Kress called the meeting to order.

**2. Motion to Approve/Waive Notice of Meeting.**

**Motion was made by Ginny Gordon to waive the notice of the meeting. The motion was seconded by Steve Kress and passed.**

**3. Reading and Approval of the Minutes of the March 26, 2012 Annual Membership Meeting and Minutes of the Special Membership meeting of December 21, 2012.**

**Ginny Gordon moved that “we approve the Minutes as distributed.” The motion was seconded by Joseph Stern and passed.**

**4. Reports of Officers.**

There were no officer reports to be given.

**5. Reports of Committees.**

There were no committee reports to be given.

**6. Election of Directors/Officers.**

It was noted to the members that Joseph Stern term had expired, Steve Kress has one year and Lisa Payne has two years remaining. Discussion ensued. Joseph Stern stated he would be interested in continuing to serve on the board. **Ginny Gordon made the motion to appoint Joseph Stern on the board of Directors for a three year term. Motion seconded by Steve Kress and passed.**

**7. Unfinished Business.**

- a. **Financial Statement Review FYE 2012.** The 2012 financials were reviewed reflecting an income of \$2,714.35.
  - General maintenance was under budget by \$1,917.16.
  - Ground snow removal was under budget by \$988.75.
  - All other expenses were near or on budget.
- b. **Laundry Room Re-Keyed.** It was noted to the members the laundry room has been re-keyed and new keys have been distributed.
- c. **Painting of Garage.** It was noted to the members the painting of the garage has been completed.
- d. **Gravel for Driveway.** It was noted to the members the gravel has been installed in the driveway area.

## 8. New Business

- a. **Approve 2013 Budget and Dues.** The 2013 budget and dues were presented with no changes from the 2012 budget. **Ginny Gordon made a motion to approve the 2013 budget. Todd Creel seconded the motion – motion passed unanimously.**
- b. **Replacement of damaged siding.** It was noted to the members that Judi had contacted Steve Palmer regarding the request for additional pieces of siding to replace damage to the building. Steve had notified Judi that there was no additional siding but had obtained a piece of siding that was a different color.
- c. **Carport over driveway to parking spots.** Todd stated he was not a proponent of installing a flat roof over the existing gravel area because it would lead to additional problems including ice and snow buildup on a flat roof. Todd noted the carport was “as is” when owners bought their unit. Ginny Gordon is not in favor of installing a garage roof extension (per email of March 8, 2013) she had expressed concern of the limited benefits versus the expense and future problems that may be created. Joseph Stern expressed his request again to further look in to a carport roof. Discussion ensued. Steve Kress suggested getting a bid to obtain a bid to install cement with proper drainage instead of gravel but at this time the consensus was not to pursue further information.
- d. **Roof Inspection.** It was suggested to obtain two bids for roof inspection and possible roof repair.
  - **Access Hatch to Roof.** Discussion ensued. Joseph Stern will contact an architect to create architectural drawings to install an access hatch to the roof and determine if the roof may be able to hold a “hot tub”. Other members were interested but were concerned about the safety hazards of a roof deck. Joseph will get back to the members with more details.
- e. **Other.**

- Metal siding installed on the East side of the carport. Steve Kress requested installing a metal flashing (4' x 8') on the East side of the carport. This will help to protect the walls from damage from vehicles entering the carport.
- Unlocked trash cans. It was noted to the members the Town of Telluride is imposing a hefty fine for trash cans that remain unlocked. All trash cans must be bear proofed and locked. The members are asked to remind their guests and tenants of this rule.
- Smoking and cigarette butts on the premises. It was noted that smoking is occurring on the premises, both in the garage and on the decks of some of the units. It was noted to the members the Needlerock building is a "Non – Smoking" Building and all owners, guests and tenants need to adhere to this rule. The rules and regulations will be sent to the owners to review and inform their guests and tenants. Ginny Gordon obtained the advice of legal counsel, Tom Kennedy on this issue. The stronger way to deal with this prohibition would be an amendment to the declarations.
- Fire escape doors. The doors are old and need to be repaired. The hinges need to be adjusted in order for the doors to properly close.

There being no further business to come before the meeting, **upon motion made by Todd Creel and seconded by Steve Kress, the meeting was adjourned.**

Respectfully submitted,

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