

DRAFT
PACIFIC PLACE HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
December 7, 2021 @ 3:00 P.M. (MDT)
VIA ZOOM

Minutes

1. Roll call, determination of quorum and certification of proxies.
Quorum: No less than 50% of the members – 3 members A quorum (86.01%) was present as follows:
Unit A - Eliza Gavin – (14.25%)- absent
Unit B – Abhijeet Lele - (20.73%)- present
Unit C – Chip and Ann Stanley – (19.82%)- present
Unit D - Eric Whiteman – (19.81%) - present
Unit R – Eric Cummings – (12.30%)- present
Unit E – Cory Widau – (13.09%)- present
Eric Cummings called the meeting to order at 3:04 PM (MDT)
Also present: Judi Balkind, HOA Manager
2. **Proof of notice of meeting. . *Abhijeet Lele made a motion to approve the notice of the meeting. Eric Whiteman seconded and the motion passed unanimously***
3. **Review and approval of the Minutes** of the September 28, 2020 meeting: Eric Cummings requested change of item F. Change “touch up staining of west facing gutters” to siding of the east facing wall. Chip Stanley comments on 5(C), deck repairs on units C and D. It was determined that the work referred to is LCE and is the responsibility of the individual owners. ***Abhijeet Lele made a motion to approve the minutes of the September 28, 2020 meeting with the above change requested by Eric Cummings. Eric Whiteman seconded and the motion passed unanimously.***
4. **Election of Directors**
3 Directors – Term of 1/3 of the directors will terminate annually
Appointment of officers by the board
Current Board:
 - President: Eric Cummings
 - Vice – President: Eric Whitman
 - Treasurer/Secretary - Cory Widau***Abhijeet Lele makes a motion to appoint the present board members for another year term. Ann Stanley seconded. All in favor. Motion passes.***
All board members agree to remain in current capacities
5. **Unfinished Business.**
 - a. Reserve Study –Eric Cummings suggests creating our own spreadsheets with known

future projects, historical expenses, and recurring maintenance to spare the cost of an outside study. It was expressed that all should agree on how much money should be set aside for a reserve fund. Mortgage companies require at least 10% of your operating budget. Judi Balkind is to work with Eric Cummings on creating excel spreadsheets. Eric Cummings entertains the idea of using historical costs and adding 30- 40% to cover projection anxiety.

- b. Deck Repairs, Unit C and Unit D –Update from owners on repair. Eric Whiteman reports the old tile was removed, the surface underneath was resealed, and the new tile was installed. Ann Stanley relates that her deck does not have flashing around the posts that support the railings. Their contractor suggested removing any compromised wood from the posts and filling with epoxy prior to adding the flashing. (LCE per 2.17) The project was completed in the Fall of 2020. Chip Stanley also reports a leaking downspout that Judi Balkind thought had been addressed by Copper Mountain Roofing. Judi Balkind will get contractor back if necessary- not sure if the fix occurred after Mr. Stanley observed. (HOA per 10.3)
- c. Trash Enclosure – Bear Cage - **COMPLETED**
- d. Gutter – additional gutters and heat tapes were installed– **COMPLETED**

6. **New Business**

- a. Review of YTD 2021 Financials. **Chip Stanley makes a motion to approve the financials as presented Abhijeet Lele seconded, passes unopposed.** With some outstanding December bills, the year is expected to end slightly over budget. Gutter repairs and snow removal are most notable over spent line items. Judi Balkind reports a necessary fix to the leaking fire suppression system. Waiting on estimates at this time. There is \$16,746 in the reserve account as of this date.
- b. ***Motion to roll excess dues into the operating account for the following fiscal year made by Abhijeet Lele, seconded by Ann Stanley, passes unanimously***
- c. Review and approval of 2022 Budget and Dues – Agreed that dues should be increased slightly to accommodate increases in utilities and costs in general. Ordinance of Law coverage was added to the HOA’s insurance policy as well. ***Eric Whiteman makes a motion to approve the increase for 2022, Eric Cummings seconded, all in favor.***
- d. Telluride Housing Authority - Voo Doo Lounge: Project Design with Shaw construction. Eric Cummings noted that planning and zoning made amendments to be able to increase the number of units without on-site parking. The project does not accommodate parking for 9 Marshals’ vehicles.
- e. Leo Brennis – Common area cleaner – retiring and Josey Griffith will be picking up
- f. Entryway Issues- Consider installing a steel grate at the front door to encourage the kicking off of snow-estimate of \$1,000. The treatment for slippery tile has been ordered.

7. **Adjournment** ***Eric Cummings makes motion to adjourn, Eric Whiteman seconds, passed unanimously***

Respectfully submitted,

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

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