

Approved 1-18-2017

**PACIFIC PLACE HOMEOWNERS ASSOCIATION
MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING
FEBRUARY 9th, 2016, @ 10:15 A.M. (MST)
THE MEETING ROOM OF WILKINSON PUBLIC LIBRARY
100 WEST PACIFIC
TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Eric Whiteman called the meeting to order at 10:25 AM. Eric Cummings, Andrea Faust, Cory Wideau and Judi Balkind (HOA Manager) attended in person. Eric Whitman, Su Baker and Don Rosenthal attended by phone.
All owners present which represents a quorum.
2. Motion to approve/waive notice of meeting. Andrea Faust made a motion to approve the notice of the meeting. Eric Cummings seconded and motion passes unanimously.
3. Reading and approval of the Minutes of the Annual Meeting of December 4, 2014 and the Minutes from the Special Meetings of Directors from December 12, 2014, **Don Rosenthal made a motion to approve the minutes of the December 4, 2014 Members meeting and the December 12, 2014 Board of Directors meeting. Eric Cummings seconded and motion passed unanimously.**
4. Treasurer and other reports, Don Rosenthal noted to the members the financials were in acceptable shape and he also mentioned going forward we will need to review the projects to determine the financial needs of the association. The accounts payable were current, and the one outstanding accounts receivable was on a payment plan. The reserve has a current balance of \$11,298.00. No further discussion.
5. Election of Directors – The following slate of candidates were unanimously approved and elected to be **directors** by the owners
Don Rosenthal
Eric Whiteman
Eric Cummings
Su Baker
6. Appointment of officers by the board. The board unanimously approved reappointment of the following officers:
 - **Eric Whiteman – President**
 - **Don Rosenthal, Treasurer**

• **Eric Cummings – Vice President/Secretary**

7. Unfinished Business

- a. Financial Statement Review for FY 2015. The profit and loss statements for year ending 2015 were presented. (See Treasurer's report above).
- b. Replat of Units C & D. It was noted to the member that Andrea Faust, Unit B had obtained the proper approvals from the town to remodel her unit and now she is stuck in replat purgatory. She has requested that the other two owners, Eric Whiteman and Su Baker get their units replatted as soon as possible. Su Baker would like to have the opportunity to ask her counsel to review the replat and requested a reasonable time frame of two weeks – 26th. Eric Whiteman and Su Baker agreed to complete the replat of their units at their costs.
- c. Design for bear proofing for trash area and new polycarts. A deposit was paid for the Preliminary designs for a bear proof cage. It was noted new polycarts were also on property. Discussion ensued. The members agreed to hold off on pursuing the bear proof cage and instead use an odiferous deterrent such as mothballs in and around the polycarts to see if this will method will work.
- d. Repainting of green trim and tops of deck walls. Bill Demetre-Southwest Finishes was hired to paint the green trim and tops of decks. This project was completed.
- e. Draft of new rules submitted by Jenny Russell. It was noted to the members Jenny Russell had drafted new rules and requested the members to review and approve of the changes before the rules can be finalized.

8. New Business

- a. Ratification of 2016 Budget and Dues – **Don Rosenthal med a motion to approve the 2016 budget as presented. Eric Whitman seconded and motion passed**
- b. Heat tapes and snow bars. It was noted to the members the East side roof has a steep slope and icicles freezes up. The west side also has freezing issues. A request was made to have bids for the installation of heat tapes and gutters. Eric Cummings agreed to review and prepare a scope of work for a bid proposal.
- c. South side replacement of wood siding and shingles, Eric Cummings has suggested a clear super deck, oil based sealer should be applied to the wood siding. Eric Cummings agreed to define the scope of the painting needs so this proposal would be used to get bids from painters
- d. Staining of wood siding – bids submitted by Bill Demetre – Southwest Finishes. (see c. above)
- e. Roof Inspection – discover leak into Su Baker's unit. It was noted that Eric and Su had miscellaneous leaks and requested for a roof inspections.
- f. Spring cleanup – garage and common area's removal of abandoned items. The members were asked to remove personal items in the garage and not leave them around - the garage should hold only bikes and motor vehicles.
- g. Trash Signs. It was noted the recycling containers gets contaminated and a request was made to the owners to inform their management companies and housekeeping staffs of the trash rules. A suggestion was made to have signs in "Spanish".

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- h. Landscaping. A request was made to have the “whiskey barrels” removed from the west side of the property. It was noted there is a small area on the east side of the property but there is no irrigation system to keep the plants and flowers moist. Discussion ensued. This will be tabled for another time.
 - i. Reserve Study. It was noted to the members that a reserve study should be completed to assess the future financial needs. The members agreed to table this for a later time.
 - j. Other. Common Hallways – it was noted the hallways need to be touched up – a bid will be obtained and reviewed by the board for approval.
 - It was noted the tiles in the hallway are very slippery. Eric Cummings will look into the square footage and investigate different materials for review.
9. Adjournment. **Eric Whiteman made a motion to adjourn, Don Rosenthal seconded and motion passed.**

Respectfully submitted,

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