

Approved 2.18.2020

**BEAR CREEK CONDOMINIUM ASSOCIATION.  
ANNUAL MEMBERSHIP MEETING  
February 20, 2019, 3:00 PM (MST)  
Telluride, CO  
MINUTES**

1. Roll Call and certification of proxies. Katherine Sugg, Units 2C and 2B, Tesha Karn, Unit 2A and Bruce MacIntire, Unit 1A.  
In attendance: Judi Balkind, HOA Manager  
Absent: Joel and Ashley McMahan, Units 1B and 1C.  
Quorum was deemed present and meeting was called to order.
2. Proof of notice of meeting or waiver of notice. *Bruce MacIntire motion that notice was given for the meeting. Tesha Karn seconded and motion passed.*
3. Reading and approval of Minutes from the July 28, 2017 meeting. *Katherine Sugg made a motion to approve the Minutes from the July 28, 2017 meeting. Tesha Karn seconded the motion and motion passed.*
4. Old Business.
  - a. Review and approve financial reports for 2018. Judi discussed the financials with the group. *Katherine Sugg made a motion to approve the 2018 financials as submitted. Bruce MacIntire seconded and the motion passed unanimously.*
  - b. Boiler Repairs:
    - Katherine indicated that we are nearing the time to replace all the Munchkin boilers based on their age and ongoing issues. Discussion ensued regarding options for parts replacement versus total replacement. It was suggested that we offer to pay the plumbers for their time to provide a detail estimate of what needs to be done and the cost, and get at least two bids. Believe that if they are all done at once, it should be at a reduced price. Since this is an owner expense, it is their sole decision to move forward to not.
    - Water damage and its sources in 327 (1st floor and any other). The HOA will continue to work on obtaining a contractor to investigate the leaks.
    - Updates and summary of work in 359 Leak. Katherine Sugg reported that the leak is coming from her deck and they are investigating a solution at this time.
  - c. Smoke Detector Replacement: Judi will find out what the warranty is for the replacement. *Bruce MacIntire made a motion to approve the replacement of the detectors based on Rodney's bid. Katherine Sugg seconded and the motion passed unanimously.*
5. New Business.
  - a. Review and approval of 2019 Budget. Judi presented the budget and dues to the membership indicating that the dues are remaining the same as 2018 for 2019.

*Katherine Sugg made a motion to approve the 2019 budget as presented. Tesha Karn seconded and the motion passed unanimously.*

- b. Leak in Bruce's unit: possibly connected to sidewalk concerns or at this time unclear where else it might be coming from. Bruce and Tesha's husband are investigating the leaking in their units.
  - c. Sidewalk water entering front door commercial spaces. The sidewalk may need to be dug up and replaced. We will continue to put this item on hold. Estimated cost \$80K.
  - d. Elk Mountain Bid for overcoat on landing and caulking around front of commercial spaces and the cement for estimated bid of \$3000. May help to eliminate leaks into Bruce's commercial space. These repairs are an HOA expense. Estimated completion date is off-season. *Tesha Karn made a motion to approve the bid and work from Elk Mountain. Katherine Sugg seconded and the motion passed unanimously.*
  - e. Bruce wants to remove some of the drywall under his main street window to determine if there is any water damage this off-season.
  - f. Still working with Josh Boroff, Onsite Builders to determine the source of the leaks throughout the building.
  - g. Power wash and staining of back and East side of building where it is wood siding. Recommended that as a preventative maintenance this should be done. *Katherine Sugg made a motion for Judi to obtain bids to complete the work. Tesha Karn seconded and the motion passed unanimously.*
  - h. Other. Katherine indicated that the garage door on the left is not working properly from the keypad.
6. Adjournment. *Katherine Sugg made a motion to adjourn the meeting.*

Respectfully submitted,



By: Jarmik Property Management Inc.

Judi Balkind – HOA Manager