

*DRAFT*

**BOOMERANG LODGE CONDOMINIUM ASSOCIATION  
ANNUAL MEMBERSHIP & BUDGET MEETING**

**March 30, 2023, 4:00 P.M. (MDT)**

**Telluride, CO 81435**

**Zoom Link: Meeting ID#: Meeting ID: 655 655 7910, Passcode: 044110**

Minutes

1. Roll Call, Determination of Quorum and Call to Order.  
Kelly Bynum (Unit 6), Peter Glick (Unit 8), Ricki Mikkelsen (Unit 10), Justin & Brynn Beam (Unit 11), Diana & Thomas Kyster (Unit 12)

**Also present:** Judi Balkind, HOA Manager

**Owner Members Present by Proxy:**

- Zach Bynum (Unit 4) proxied Kelly Bynum
- Robert Currence (Unit 9) proxied Diana Kyster
- William Baird (Unit 13) proxied Diana Kyster
- Cindy and Shawn Greenwood (Units 1 & 2) proxied Judi Balkind

Absent: Kere Frey (Unit 3), Nicholas & Lauren Coury (Unit 5), and LeLe Martin (Unit 7).

Quorum: 1/3 of the votes entitled to be cast = 5 Units

10 Units present in person or by proxy, a quorum is deemed present.

Diana Kyster called the meeting to order at 4:06 PM MDT.

2. Motion to Approve/Waive Notice of Meeting.  
***Peter Glick made a motion to approve the notice of the meeting. Rickie Mikkelsen seconded the motion and the motion passed unanimously.***
3. Review and Approval of the Minutes of the March 24, 2022, Annual Membership Meeting.  
***Diana Kyster made a motion to approve the minutes as presented. Peter Glick seconded, and the motion passed.***
4. Reports of officers. N/A
5. Reports of committees. N/A
6. Election of Directors.  
Nomination for one position  
-Diana Kyster – 1 years remaining  
-Peter Glick – 2-year term remaining  
-Kelly Bynum – Term expired  
***Diana Kyster nominated Kelly Bynum. Kelly Bynum accepted the nomination. Ricki Mikkelsen motioned to accept Kelly for a 3-year term. Diana Kyster seconded the motion. All in favor.***
7. Unfinished Business.
  - a. Financial Review:
    - March 1, 2022, to Feb 28, 2023. ***Diana Kyster made a motion to accept the financials as presented. Ricki Mikkelsen seconded the motion. All in favor.***

- b. Painting of atrium and hallways, walls, and ceiling only – **Completed**
- c. Sidewalk: demo and install new concrete to damaged sidewalk; special assessment of \$25K – the west side of sidewalk was completed not the north side. **Tabled by the town**
- d. Atrium windows: need replacement. **Completed by Sun Glass Cortez**
- e. Atrium fireplace – repairs needed. **Completed by ASAP Fireplace**
- f. Lobby furniture – discussion on new couch and chairs (2009)
- g. Build a bear proof enclosure – estimate 10K (2022) – this was decided last year and will proceed in getting it done this year.

8. New Business.

- a. Approval of Proposed Budget & Dues FYE 2023/2024 – suggested increase in dues. **Peter Glick made a motion to accept the dues as presented. Diana Kyster seconded the motion. Ricki Mikkelsen made a motion to increase the budget and add it to the last three quarters of the fiscal year. Diana seconded the motion. Cindy Greenwood opposed.**
- b. Improvements:
  - New Windows for common area hallways - Discussion ensued. This will be tabled
  - Upgrade fireplace appearance, remove wood beams and stones, add metal/paint. Discussion ensued. Obtain an estimate for new metal railings. Cost assessment is structurally sound
  - Paint interior railings - tabled
  - Estimate for painting of garage: \$5,500.00. **Discussion ensued. Peter Glick made a motion to paint the garage. Justin Beam seconded the motion. All in favor of 3 quarter payments for the special assessment. Diana Kyster made a motion that the special assessment be charged in June – Peter Glick seconded – all in favor.**
  - Estimate for repairs to the roof: \$3,000.00. Discussion ensued. Flashing is part of the transition from the skylight and belongs to the owner of the skylight, so therefore the repairs need to be paid for by the owner
  - Backyard Improvement – furniture, etc. – (Brynn and Justin Beam) Justin suggested that the backyard could be improved under the hot tub. General idea he could present in the next few months. Tabled. Justin and Peter agreed to be on an outside renovation committee. Will work together to come up with a plan
  - Lobby Furniture – Discussion ensued. The proposed amount of \$10K for a couch, chairs, and end tables. Discussion on the atrium space i.e. a shuffleboard space. Justin Beam commented that the furniture presented looks great. **Diana Kyster made a motion to propose 15k for the furniture as a special assessment. Ricki Mikkelsen seconded the motion. Cindy Greenwood opposes the special assessment.**
- c. IRS: ruling on excess income – voted on at annual meeting
- d. Governor Polis – new bill signed – HB22-1014 – membership vote to adopt policies **Diana Kyster made a motion to adopt the polices as presented. Ricki Mikkelsen seconded the motion. All in favor.**
- e. Building House Rules:
  - One car per unit – parking tags must be visible – no tags: orange sticker will be applied
  - No smoking on property includes, hot tub deck, garage, front door, and individual

decks. Smoking violates Colorado State Law

- No pets in rental units
- Trash disposal – trash containers located outside garage doors – no leaving of trash in garage
- No throwing of items from personal decks –i.e. snowballs, buckets of water  
-Kelly asked if there was a rules book in each unit

9. Adjournment. *Diana Kyster made a motion to adjourn the meeting at 5:49 P.M. (MDT) Kelly Bynum seconded the motion. Motion carried.*