

DRAFT
SAN JUAN VILLAGE OWNERS' ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET MEETING
August 9, 2021, 3:30 P.M. (MT)
120 S Pine, Telluride, CO
Minutes

1. Roll call, determination of quorum and certification of proxies.
Quorum: Raymond Cody Trust (Lot 4 – Anita Cody 4.05%), Kim Hoffman (Lot 6 – 7.43%), Diane Langmade, - (Lot 8 – 4.35%) Stewart Seligman (lot 13, 4.96%), Teddy Errico (Lot 14, Columbia West, 4.96%), Anita Cody (Creekside HOA, 13.19%), Patricia Arndt (Lot 17, 7.71%), Tom McCann – Hotel Telluride (Lot 9, 10, 11,12 – 32.05%).
Also present, Judi Balkind HOA Manager
Proxies: El Diente HOA (lot 3, 4.26%), Charlie's Place (Wendy Sisler, Lot 15 4.96%), 632 West Colorado Ave LLC (Wendy Sisler, Lot 16 -4.96%) proxied Judi Balkind
Section 3.11 of the By-laws, quorum: The owners present in person or by proxy at any meeting of the Owners, but no less than ten (10%) percent of the members shall constitute a quorum at that meeting. A quorum was met, and the meeting was called to order by Teddy Errico at 3:04 pm.
2. Motion to approve/waive notice of meeting. ***Patricia Arndt made a motion to approve the notice of the meeting. Kim Hoffman seconded the motion and the motion passed unanimously.***
3. Review and approval of Minutes from Annual membership meeting of September 17, 2019, ***Teddy Errico made a motion to approve the minutes as presented. Kim Hoffman seconded, and the motion passed unanimously.***
4. Reports N/A
5. Election of Directors – 3 Directors – Terms of at least 1/3 of the board expire annually.
- Patricia Arndt – 1 year remaining
- Anita Cody – Term expired – Open position
- Teddy Errico – 2 years remaining
Teddy Errico made a motion to nominate Anita Cody for the open Directors position. Kim Hoffman seconded the motion and the motion passed unanimously. Board meeting following this meeting will be held to elect officers.
6. Unfinished Business
 - a. Financial Statement Review for FY June 2019 - May 2020. ***Anita Cody made a motion to accept the 2019/2020 financials as presented. Kim Hoffman seconded the***

motion and the motion passed unanimously.

b. Financial Statement Review for FY June 2020 - May 2021. Anita Cody made a motion to accept the 2010/2021 financials as presented. Kim Hoffman seconded the motion and the motion passed unanimously.

7. New Business

a. Proposed Budget and dues for FY 2021-22 – remain the same as previous year.

Teddy Errico made a motion to keep the 2021-22 the same as the previous year.

Anita Cody seconded, and the motion passed unanimously.

- Financial Statement Review for YTD June 2021 - August 2022

b. Snow Removal with Property Management of Telluride. *Teddy Errico made a motion to continue snow removal services with Property Management of Telluride. The motion was seconded by Kim Hoffman and the motion passed unanimously.*

c. Discussion on year end funds – Association Resolution for excess income –

- Apply against the subsequent tax year members' assessments.
- Refund members assessments
- Transfer income to Capital reserve fund

Motion: Kim Hoffman made a motion that any excess of membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604. Teddy Errico seconded: Motion carried.

Kim Hoffman made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2022, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371. Teddy Errico seconded the motion. Motion carried.

d. Other –

- SEALCO. This company is a full-service company specializing in asphalt payment repair and preservation and restoration. Anita Cody had contacted them to schedule a site visit to obtain a bid for the roads in the San Juan Village HOA. They were not able to get to town, so the meeting is tabled for a later date. The cost to replace the asphalt is estimated to cost between \$50 - \$80K. The town will also be contacted to determine the town's road work schedule.
- Discussion on parking from Goldbelt HOA. Kim Hoffman noted that the area around the Gold Belt HOA is designated as an A Zone in which each residence is allowed 1(one) permit and each business is allowed 1 (one) permit. The area is also a max "2-hour parking" zone. The problem is that vehicles park in these areas without a parking permit and exceed the 2-hour max. Some of the vehicles are guests of Hotel Telluride and their employees.

-Sometimes Hotel guests blocked the alleyway and prevented the trash trucks from picking up the trash. Kim Hoffman requested that Tom McCann monitor the guests and employee parking.

8. Adjournment. Kim Hoffman made a motion to adjourn the meeting, motion seconded by Patricia Arndt.

Respectfully submitted,

By: _____
Jarmik Property Management, Inc.
Judi Balkind, San Juan Village HOA

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