

Minutes of the Special Meeting of  
Needle Rock Condominium Association  
238 East Colorado Ave, Suite #9  
Telluride, CO 81435  
December 21, 2012  
4:00 p.m.

A special Meeting of the Members of the Needle Rock Condominium Association was called by owner, Joseph Stern for December 21, 2012 at 2PM for the purpose of discussion for a number of maintenance issues at the Needlerock complex.

1. Roll Call, determination of quorum and certification of proxies.

The meeting was called to order by Steven Kress, President at 2:05PM. In attendance by telephone conference were Steven Kress Unit 2, Joseph Stern Unit 3, Lisa Payne Unit 1, and in person, Ginny Gordon Units 5&6, and Judi Balkind, Jarmik Property Management.

It was determined that a quorum was present and business could be conducted.

2. Motion to approve/waive notice of meeting.

Ginny Gordon made a motion that adequate notice was sent. Steve Kress seconded the motion and unanimously approved.

3. New Business.

- a. Replacement of damaged siding. It was noted to the members the new siding had been torn off on the north west side of the carport. Judi had contacted Steve Palmer, Allison construction to ask if any siding had been saved. Steve notified Judi that no siding had been set aside but he would do his best to obtain a piece.
- b. Carport over driveway to parking spots – Joseph Stern update. Joseph has requested that the parking area for units 2, 3 & 4 be changed now the new building has been completed. Joseph suggested getting two/three bids to put a slightly graded/sloped roof extending between the two buildings and out from the spiral stairs building above the electrical box. The roof would sit below Todd Creel's windows. The vehicles could be parked at an angle - in a "fan" like parking. Discussion ensued. Joseph asked for a vote to be taken. The other owners stated they did not have enough information and were not willing to vote on this time.
- c. Discussion on Laundry room re-key due to unauthorized usage. Joseph Stern identified people using the laundry room who were not tenants/guests for owners of the association. He asked the laundry room be re-keyed to prevent unauthorized use. The members agreed and directed Judi to have the room re-keyed.
- d. Discussion on installation of new door from exterior stairwell to balcony. Joseph Stern noted to the members the door leading from the balcony deck to the stairwell was non-functioning. When the new doors were installed in Todd Creel's unit the balcony door would not open and had to be pried open leading to a damaged door. Joseph had asked for

- the door to be replaced if it cannot be repaired. Judi will contact Doug Geissler – Cobra Construction to see if he can repair the door or obtain a bid for a new door.
- e. Discussion of locking outside doors from balconies to stairwell – Joseph Stern requested the doors to the balconies be locked from the outside to prevent the tenants from using the outside stairwell as access to their units. Discussion ensued. Ginny Gordon has offered to contact a local attorney – Tom Kennedy for a legal opinion.
  - f. Discussion of tenant’s issues. Joseph notified the members he was having issues with the tenants in Todd Creels unit. They are noisy into the late night and are smoking on the decks and throwing their cigarette butts on the deck which eventually lands on the sidewalk. He has asked them to stop but the noise has continued. It was noted that Todd Creel has been notified and is addressing the issues with his tenants. There is a State Law regulation prohibiting smoking within a certain number of feet from a building. A sign could be posted on the building.
  - g. Other.

A motion to adjourn was made seconded and unanimously approved at approximately 4:30PM.

Respectfully submitted,

By: \_\_\_\_\_//JB//\_\_\_\_\_  
Jarmik Property Management, Inc.  
Judi Balkind, HOA Manager