

**DRAFT**  
**COLUMBINE HOMEOWNERS ASSOCIATION**  
**MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING**  
**September 27, 2018, @ 10:00 A.M. (MST)**  
**Meeting Room of Wilkinson Public Library**  
**100 West Pacific Avenue**  
**TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Jackie Ritter (Board member – Sec/Treasurer), Unit B, Mark Miller (Board member – President), Unit C, Ron Lanquist Unit E, absent and Hal Tabb, Unit F (Board Member – Vice-President). Also present: Judi Balkind, HOA Manager.  
Absent: Denise Wolf, Unit D  
Board Quorum is met – 2 out of 3 board members represent a quorum. **Mark Miller called the meeting to order.**
2. Motion to approve/waive notice of meeting. **Jackie Ritter made a motion approving notice of the meeting. Hal Tabb seconded and motion passed.**
3. Reading and approval of the Minutes of the June 30, 2017 Board meeting. **Mark Miller made a motion to approve the minutes of the June 30, 2017, Board meeting. Hal Tabb seconded the motion and motion passed.**
4. Financial Statement Review FY 2018. Discussion ensued – No further questions.
5. Unfinished Business.
  - a. Repair/replacement of deck walkway and wooden steps: Mark Miller – looked at 3 different options - \$3k - \$20K. Trex is a slippery option – ruled out – steel railing and steps but still need a walkway or replace what we have with wood – the landing would be the same. Discussion ensued. **Hal Tabb made a motion to accept the Alpine Style Builders LLC – Mark Miller seconded the motion and passed unanimously.** The \$3k should be able to come out of the operating account.
  - b. Discussion of maintenance items – painting of east side of building and bubbled areas and wood replacement where necessary. Review of Bill DeMetre’s Southwest Finishes bid for exterior painting. Is this for 2 coats of paint or one? Discussion ensued. Mark Miller requested to additional bids be obtained – capped at \$7,600.00 and to confirm one or two coats and whether and the trim on the windows will be done. The members asked to update the colors.
6. New Business.
  - a. Discussion of Special assessment for landscaping options. Mark noted to the members that the community water is less than ideal. We have an irrigation system installed – redo the planters, install sod and grass in the front and back,

metal separator with the river rock. Mark Miller talked to “Dig It Gardening”, Telluride Irrigation and Box Canyon. Installation of sprinkler system would be 5 -7 K from Telluride irrigation. Dig it – include a place in the back for a picnic table and a sitting area in the front but not in the bid the planter and Hal’s unit – entire project for 20K and would need a special assessment charged in March 2019. **Jackie Ritter made the motion for a special assessment for Dig It and Telluride Irrigation for 20K which will be charged on April 1, 2019.** Mark Miller seconded and motion passed unanimously.

- b. Review of Ron Landquist’s request to expand his unit including common area space. Ron is asking about the feasibility of this – his unit is one bed/bath – mirror Hal and Deb Tab’s unit – eliminating the stairs over the garbage, build a trash shed (bear proof). No extend the roof line down – to the end of their decks – eliminating the hot tub - . Discussion ensued. Mark Miller needs to address – cost of Real estate –cost of –looks like current value \$1,110/sq./ft. – price for construction 700 - \$400 delta - % of that delta as a transfer to the HOA – between 50 – 70% - 200 – 250/sq. foot to HOA. Trf fee issues – reclass of the HOA’s documents – Ron would cover the cost. Ron noted he understood that he would need to cover the legal costs. Ron asked Mark to put this in writing. Hal noted he was not against this expansion, but will have more questions but a long way from approving this. Mark and Hal will meet and put together a letter to Ron.
- c. Other.
- Jackie Ritter noted that 2 bears have attacked the trash – it looked as if Ajax cleaning and the other cleaning companies have not clipped the trash.

7. Adjournment. **Mark Miller made a motion to adjourn, Hal Tabb seconded and motion passed.**

Respectfully submitted,

*Judith Balkind*

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By: Jarmik Property Management, Inc.  
Judith Balkind