

**DRAFT**  
**BOOMERANG LODGE**  
**CONDOMINIUM ASSOCIATION, INC.**  
**MINUTES OF**  
**ANNUAL MEMBERSHIP AND BUDGET MEETING**  
**Atrium of Boomerang Lodge -134 South Tomboy Street**  
**March 27, 2014, 4 p.m. (MDT)**

The annual membership and budget meeting of the members of the Boomerang Lodge Condominium Association, Inc. was held on Thursday, March 27, 2014 at 4:00 p.m., in the Atrium of the Boomerang Lodge - 134 South Tomboy Street in Telluride, Colorado.

**1. Roll Call, Determination of Quorum and Call to Order**

**Owner Members Present in Person:** Cindy Greenwood (Vice-President) (Units 1 and 2) and Shawn Greenwood. Steve Patterson (Unit #4), Kelly Bynum – Secretary/Treasurer (Unit 6), and Diana and Thomas Kyster - President (Unit 12).

**Owner Members Present Via Conference Call:** Sandy Kryle (Unit 5) Dick Currance (Robert's Dad) and Robert Currance (Unit 9), and Marty Menin (Unit 11).

**Owner Members Present by Proxy:**

- Tara Admire (Unit 7) proxied Diana Kyster.

**Owners Absent:** Kere Frey (Unit 3), Jeff Dunaway (Unit 8) Ricki Mikkelsen (Unit 10) and William Baird (Unit 13).

**Also Present:** Judi Balkind, HOA Property Manager.

Judi Balkind called roll and stated a quorum was present. Diane Kyster called the meeting to order at 4:04 p.m.

**2. Motion to Approve/Waive Notice of Meeting**

*Cindy Greenwood moved that there was adequate notice of the meeting. Marty Menin seconded the motion. The motion passed.*

**3. Reading and Approval of Minutes of the March 27, 2013 Annual Membership Meeting.**

*Cindy Greenwood made a motion to approve the minutes of the March 27, 2013 meeting. Motion seconded by Diana Kyster and passed unanimously.*

**4. Reports of Officers – None.**

**5. Reports of Committees – None.**

**6. Election of Directors.** Diana Kyster position was open for re-election. Diana Kyster has expressed interest in running for the position. Steve Patterson nominated Diana Kyster and seconded by Cindy Greenwood for a 3 year term. A vote was taken and passed unanimously. Cindy Greenwood and Kelly Bynum have 1 year remaining. All Directors agreed to maintain their Directors' positions and the slate remains as is.

**7. Unfinished Business.**

**a. Financial Statement Review – FYE 2013/2014 (March 1-February 28)**

It was noted the Association was over budget by \$4,067.93.

- The capital expenses of installed a new fence for \$ 3,500.00 and the additional cost of staining the stairs after the carpet installation of \$585.00 represented an expense of \$4,085.00 which was not in the budget.
- A variance report was submitted to the owners and overall the actual expenses were \$17.00 under budget. Not further questions on the financials.

**b. Installation of the fence around the backyard.**

- The installation of the fence on the northeast side of the property has been completed.

**c. Carpet Replacement.** The carpet has been installed and a rubber type material in entryway.

**d. Update on balconies.** At the meeting last year, it was discussed that not all owners want to install balconies but information will be obtained and sent to the owners who want to participate. Diana Kyster had received basic drawings for the balconies and sent to all of the owners. Discussion ensued. It was determined that Thomas and Diana Kyster agreed to get additional pricing for cost of decks, engineer, etc. and will share this information with the other owners that showed interest. If an owner wishes to proceed

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in putting on a deck, the owner will need to submit to the Homeowners Association and Town for approval. The owners who want to install the decks will bear the cost of the engineer, architect, etc. and no cost will be incurred by the HOA. If an owner wants to install a deck at a future date, that owner must be willing to pay a percentage of the costs for drawings, engineer and architect incurred for the original installation.

8. **New Business.**

- a. **Proposed Budget & Dues Review – FYE 2014/15.** Budget and dues were presented to members with no increase in dues.

*Steve Patterson made a motion to approve the 2014/15 budget, as presented. Diana Kyster seconded the motion. All in favor and motion passed unanimously.*

- b. **Reminder – HOT Tub closures during off seasons.** It was noted to the members the Hot tub will be closed for the off seasons –in the spring on the Monday following the end of the ski season on April 7th and re-open the Hot tub the Thursday May 22, before Memorial Day weekend. Also, closure of the hot tub will occur on October 1<sup>st</sup>, and re-open on Wednesday, November 26, 2014.
- c. **Tenant’s correspondences with owner of unit or individual property manager.** It was noted there are more long term renters occupying the building. The long term tenants are calling the HOA manager and the common area cleaner with all of their issues. The HOA manager has had to endure a Tenant screaming because the internet service was not working for the building. It was noted the service was shut down because of “pirating” of movies. The HOA manager manages the building not the guests or tenants. The owners are advised their guests or tenants must address their issues to the owner or property manager NOT the HOA manager.
- d. **Other – tags permits for bikes – removal of bikes – addition of a bike rack under hot tub area.** The HOA has developed bike tags which need to be attached to each bike belonging to a Boomerang Lodge owner and/or tenant. The HOA will look into the purchase of an additional bike rack for the back area under the hot tub for additional bike storage.
- e. **Replacement of Atrium windows.** There are a number of windows in the atrium that have broken seals and need replacement. Chuck’s glass or the Glass Doctor will be contacted to obtain a bid on the window/glass replacements.
- f. **Use of garage for storage of times.** It was noted the garage is being used for storage for various items. The garage should be used for cars only.
- g. **Issues with White House dumping snow on Boomerang Lodge’s property.** The HOA has tried to contact the town’s attorney, Kevin Geiger for clarification on any easements granted to the White House for access to the Boomerang Lodge’s property for maintenance and repairs needed to the White House. The Marshall’s office has been contacted as well regarding these issues but the Marshall’s office noted this issue was a civil matter and the town’s attorney should be contacted. Discussion ensued.
- A Boomerang Lodge “no trespassing sign” will be installed.
  - A suggestion of selling the White House an “easement” for access to our property. The contractors used by the White House will need to provide the proper “Certificates of Insurance”, a time line needs to be established for any work needed.
- h. **Downloading of copyright materials using the HOA’s modem. Possibility of service terminated if infringement continues.** It was noted to the owners that Century Link has the building on level 5 and if level 6 is reached the service will be discontinued. It was suggested the HOA obtain additional information to see if there is a way to get more protection for the building, find the cost and relay the information to the board. It was noted some of the owners and tenants have their own internet service.
- i. **No smoking of any kind allowed in units, in or near the building.** It was noted to the owners the Boomerang Lodge is a “NO Smoking” building. The owners need to inform their tenants/guests of this rule.
- j. **Change in access code to the building – request to keep code confidential.** The access code will be changed at least once per year. The HOA is requesting that the owners ask their tenants to keep the code confidential as we are having problems with other people living in town using the hot tub.
- k. **Parking spaces – The parking spaces are only for the use of residents. Approval to park two vehicles tandem near the hot tub.** It was discussed that the HOA could label parking spaces for compact vehicles and larger vehicles. Discussion ensued for “renting” of a parking space. Discussion

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ensued regarding the towing of unauthorized vehicles – it was suggested a “boot” could be used on the vehicle because a tow truck is not able to fit into the garage.

- There is only One (1) parking spot per unit, the parking spots are on a first come, first serve basis, there are 9 parking spots inside, 4 outside.
- Marty Menin asked if there could be a designated spot in the garage for a motorcycle. Steve Patterson noted that owners have more rights than tenants. Steve suggested authorization of Thomas Kyster’s motorcycle to be parked in the area adjacent to the right of the electrical meters. Discussion ensued. Members approved.

1. Other.

- Sandy Kryle had a question on the trash pickup because when he was on the property, the trash seemed to be overflowing. The HOA will keep an eye on the situation and schedule an extra pickup if needed at the busy times of the year.
- Robert Currance asked about the condition of the sidewalks adjacent to the building. It was noted the sidewalks adjacent to the building are the responsibility of the HOA.

**Upon motion made by Cindy Greenwood, seconded by Kelly Bynum and passed, the meeting was adjourned.**

Respectfully submitted,

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By: Jarmik Property Management, Inc.  
Judi Balkind, HOA Property Manager