

SAN JUAN VILLAGE OWNERS ASSOCIATION, INC.
ANNUAL MEMBERSHIP AND BUDGET MEETING
May 29, 2018, 4:00 P.M. (MDT)

Minutes

1. Roll call, determination of quorum and certification of proxies. In person or by conference call: Chance Leoff – (Lot 6 – Gold Belt-7.43%), Anita Cody (Lot 4 – Wildwood Canyon-4.02%), Teddy Errico – (Lot 14 – Columbia West – 4.96%); Jim Jennings; Anita Cody (Creekside HOA), Wendy Sisler (Lot 16), Christy Pettit (Hotel Telluride, Lots 9-10-11), Patricia Arndt (Lot 17).
Proxies: Ira Wachtel – (Lot 3 – El Diente – 4.26%) proxied Judi Balkind; Dan Langmade (Lot 7) proxied Jim Jennings, Diane Langmade (Lot 8) proxied Jim Jennings.
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 percent (10%) of the members shall constitute a quorum at that meeting.
A quorum was met and the meeting was called to order by Chance Leoff at 4:08 P.M.
2. Motion to approve/waive notice of meeting. *Christy Pettit made a motion to approve notice of the meeting. Chance Leoff seconded the motion and motion passed unanimously.*
3. Reading and approval of Minutes from last Annual meeting of March 23, 2017 meeting. *Anita Cody made a motion to approve the minutes as presented. Teddy Errico seconded and motion passed unanimously.*
4. Reports –N/A
5. Election of Directors – 3 Directors.

Patricia Arndt – three years remaining
Chance Leoff – one year remaining
Anita Cody – two years remaining.

Anita Cody made a motion to nominate Patricia Arndt for the open Directors position. Chance Leoff seconded the motion and motion passed.
6. Unfinished Business
 - a. Financial Statement Review for FY 2017-18. Financials presented through May 29, 2018. No further comments.

b. Accounts Receivables- The accounts receivable report was presented to the members. It was noted a few owners have outstanding dues. Request was made to see if we can collect from the previous Creekside Owner of Unit C who still owes \$500.

c. Discussion ensued regarding sealing the alleyway and possible repairs to sidewalks. It was brought up that TOT typically takes care of sidewalks. Anita estimated that the cost to seal the alleyway would be \$5-8K. This was tabled at this time.

d. Discussion ensued regarding the electrical box in front of Hotel Telluride. TOT wants the enclosure replaced. Christy indicated that Hotel Telluride was about to begin a deck repair project and will be designing and submitting a new enclosure for approval.

7. Old Business

a. Renewal of Insurance – Umbrella coverage has been renewed for \$5 Million coverage 5-10-2018.

b. Proposed Budget and dues for FY 2017-18. The budget was presented with no change from the previous year – Annual Dues recommended to remain the same for 2018.

Chance Leoff made motion to approve the budget as presented. Anita Cody seconded the motion and motion passed.

c. Snow Removal with Property Management of Telluride. It was noted to the members that Property Management of Telluride continued to remove the snow from the communal areas of the San Juan Village HOA and recommended that we continue to use their services for the coming season. ***Chance Leoff made a motion to approve the re-hiring of Property Management of Telluride for snow removal for the upcoming year. Patricia Arndt seconded and motion passed unanimously.***

d. Discussion on year end funds – Association Resolution for excess income. It was noted to the members the resolutions for excess income as follows:


- Transfer income to Capital Reserve Fund

Chance Leoff made a motion to transfer excess income to the Capital Reserve Fund. Patricia Arndt seconded the motion and motion passed.

e. Discussion regarding dog and trash waste ensued. Teddy Errico will meet with the TOT Manager to discuss obtaining two trash receptacles, one on Columbia Bridge and one on the Bike Path.

8. Adjournment. No further discussion, ***Teddy Errico made a motion to adjourn the Meeting. Chance Leoff seconded the meeting and meeting was adjourned.***

Respectfully submitted,



By: Jarmik Property Management Inc.

Judi Balkind – San Juan Village HOA Manager