

DRAFT
GHOSTRIDER HOMEOWNERS ASSOCIATION
Annual Membership and Budget Meeting
February 5, 2021, 3:00 P.M.
Telluride, CO

MINUTES

1. Roll Call and certification of proxies.
Members present or on teleconference: David McNabb (Unit #3 & #11), Marilyn Stoutenburg, (Unit #7), Jeff Lombardo (Unit #9) Christina Baker (Unit #10) and Roman Kupchynsky II (Unit #16)
Proxies: Bill Threfall (Unit #1), and Jeanie & Dave Mozingo (Unit #5) and Houston Morrow (Unit #6) proxied Marilyn Stoutenburg

A quorum is made of 25% of the owners, a quorum was deemed present and the meeting was called to order by Marilyn Stoutenburg at 3:03 P.M.
2. Proof of notice of meeting or waiver of notice.
Roman Kupchynsky made a motion there was proper notice for the meeting Motion seconded by David McNabb and passed unanimously.
3. Reading and approval of the Minutes of annual members meeting of February 7, 2020
Roman Kupchynsky made a motion to approve the minutes from the annual members meeting of February, 2020. Marilyn Stoutenburg seconded the motion and motion passed.
4. 2020 Maintenance Completed/2021 Maintenance Planned. Marilyn provided an update to the membership.
 - New Hot tub cover
 - Resealed the wood
 - Changed cleaning companies from AJAX janitorial to Telluride Cleaning Company
 - Courtyard has been sealed and its suggested this continues
 - Issues with drains and drainage. There was a small hole in the Flat roof near Unit #12. The drains on the 2nd level courtyard continue to get clogged and the water backs up. One of the heat tapes had a bad connection and needed to be replaced. This is an ongoing issue. David McNabb will be on site on the 19th and agreed to look into the problem.
5. Financial Review.
 - a. Actual vs. Budget 2020: Marilyn presented the financials to the membership. Operating account reflects a balance of \$17,628 and the Reserve Account has a balance of \$42,938. No further discussion.

- b. Status A/R: All receivables are up to date
- c. Proposed 2021 Budget and Dues: No increase recommended for dues in 2021 but it was noted there an increase in some expenses and therefore the reserve funding has decreased to \$7K per year.

Roman Kupchynsky II made a motion to approve the 2021 budget as presented. Christine Baker seconded and motion passed unanimously.

6. Election of Directors. – One Term expired

- d. Roman Kupchynsky II – Two (2) year remaining
- e. Marilyn Stoutenburg – One (1) year remaining
- f. Bill Threfall – Term expired

Roman Kupchynsky made a motion to elect Bill Threfall to a 3 year term, David McNabb seconded and the motion passed unanimously.

7. Other Business.

- Jarmik Property Management was hired to manage the Ghost rider HOA on November 1, 2020. Marilyn Stoutenburg has transitioned from a full time resident to a part time one and therefore the board approved the hiring of Judi Balkind – Jarmik Property Management
- Marilyn Stoutenburg – report (see above)
- Website – Add HOA information to jarmikproperties.com website. The Ghost rider HOA has been set up on jarmikproperies.com
- Shoveling of the decks on the top floor – David McNabb asked the rules regarding the shoveling of the snow on the upper decks. Discussion ensued. It was noted that if an owner wants to shovel their deck, they would need to arrange for someone to shovel the deck onto the courtyard below and then remove the snow from the courtyard. The snow cannot be shoveled on to the slope roof of the building. It was suggested that the snow be pushed to the sides of the deck area instead.

8. Adjournment. ***Roman Kupchynsky made a motion to adjourn, Bebe McGraw seconded and the motion passed.***

Respectfully submitted,

By: Jarmik Property Management, Inc.