

Approved – November 9, 2016

COLUMBINE HOMEOWNERS ASSOCIATIO
MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING
November 9th, 2015, @ 10:00 A.M. (MST)
1st Floor meeting room – Wilkinson Public Library
100 West Pacific Avenue
TELLURIDE, CO 81435

1. Roll call, determination of quorum and certification of proxies. Sue Chesler, Unit A, Jackie Ritter, Unit B, Karen and Mark Miller, Unit C, Denise Wolf, Unit D, Ron Lanquist Unit E, and Hal Tabb, Unit F. Also present: Judi Balkind, HOA Manager
Quorum is met – 4 out of 6 owners represent a quorum.
2. Motion to approve/waive notice of meeting. *Sue Chesler made a motion approving notice of the meeting. Hal Tabb seconded and motion passed.*
3. Reading and approval of the Minutes of the July 8th, 2015 Special Membership meeting. *Jackie Ritter made a motion to approve the minutes of the July 8th, 2015 Special Membership meeting. Hal Tabb seconded the motion and motion passed.*
4. Election – Board of Managers – One year terms – no term limits.
Election of Directors – *Hal Tabb made a motion to nominate the same slate for the Board of Director as follows: Sue Chesler - President, Jackie Ritter – Secretary/Treasurer and Hal Tabb, Vice- President. Sue Chesler seconded and motion passed.*
5. Unfinished Business.
 - a. Review of Special projects in 2015/2016
 - Hot tub – Installation of blinds, painting of exterior and new lock removal/use for storage. It was noted to the members the blinds were installed, the exterior of the gazebo was painted and a key lock installed. The platform was not installed.
 - Landscaping. Tabled for spring.
 - New Fence – Tabled for spring.
 - New doors. Tabled for a future meeting.
 - Purchase/location of Bike Rack. Tabled for spring.
 - Purchase of benches. Jackie Ritter purchased two benches from Ace hardware and hired Daryl, the painter to put a coat of a protection on the benches. The benches are stored in the hot tub room for the winter season.
 - Financing of special projects. Tabled for later.
 - b. Financial Statement Review for FY of 2015. The year to date financials was presented to the members. No questions asked.
6. New Business.
 - a. Review and approval of 2016 Budget and Dues. Jackie Ritter made a motion to approve the 2016 Budget and Dues, Hal Tabb seconded and motion passed unanimously.
 - b. Update on Hal and Debbie Tabb’s sewer line break. Hal Tabb noted to the members the following information: The building was built with an “Orangeburg” piping **which is a paper tape type pipe** impregnated with tar and pressed together. In July, Hal’s unit had sewer back up and he contacted a plumber, Pallante Plumbing to fix the backup. A second backup occurred and

an excavation company was contacted to locate the damaged pipe. The pipe was discovered running under the carport and completely collapsed. Hal contacted his Insurance company- SAFECO and filed a claim. Hal's first thought was that his insurance company would pay the claim which is approximately 70K. His insurance company denied the full claim and would only cover the damage inside his unit. The HOA's insurance company, Traveler insurance was also contacted. The HOA's insurance company denied the claim as well referring to the sections in the declarations for common elements vs. limited common elements Discussion ensued Sue Chesler made a motion to appoint, herself, Mark Miller and Ron Lanquist for a committee to review the pipe issue and determine a course of action in determining payment for this expense. Hal Tabb seconded and motion passed unanimously

c. Fixing of water picket by Mark Miller's unit. It was noted to the members the exterior water spicket would be fixed in the spring.

d. Other. Snow Removal – it was noted to the members, the roofs in the back and front of the buildings would be closely monitored for snow removal. The snow will be needed to be removed to avoid buildup in the car ports.

7. Adjournment. ***Hal Tabb made a motion to adjourn, Jackie Ritter seconded and motion passed.***

Respectfully submitted,

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