

THE PLUNGE CONDOMINIUM ASSOCIATION
SPECIAL BOARD MEETING (Water Leak)
March 25th, 2026 @ 10:00 AM (MT)
Telluride, CO 81435
Via Zoom

DRAFT OF MINUTES

1. Roll call, determination of quorum and certification of proxies.

Board Members Present: Kurt Fox, John Burn, John Adler, Bill Clendenen, Grayson Fertig

Owners Present: Leslie Friend & Nicole Dieterichs, Meg & Jay Bodnar.

Others Present: Judi Balkind, HOA Manager

Kurt Fox called the meeting to order at 10:08 AM (MT)

2. Motion to approve/wave notice of meeting: N/A

3. Old Business:

- a. Leak in Fox's unit: Determination of cause/responsibility of repair payments.
- b. Peter Loomis, Kurt Fox's property manager, discovered water leaking into Kurt's unit on Christmas Eve. Peter Loomis contacted the guest staying in Jay Bognar's unit to try and determine the cause of the leak. Peter Loomis took steps to stop the leak and begin repairs. The plumber, Evan with Pallante Plumber, discovered the leak was from a hole in a cast iron pipe. This portion of the pipe was replaced.
- c. Discussion ensued: A determination needs to be made on the cast iron pipe as to whether this is a common pipe servicing more than one unit OR if this pipe is specific to only one unit.
- d. Bill Clendenen noted the HOA's will not be paying for any loss of rental income for Unit K nor for Peter Loomis's invoice for overseeing the repairs.
- e. Bill Clendendan suggest we circle in one month – Kurt Foxes suggested the board determine what can be paid:
- f. Meg noted the plumber noted the pipe had been sagging – the whole pipe needs to be replaced. Jay noted they are original cast pipes from 1980. One plumber suggested running a camera that might be able to identify weaker spots.
- g. Kurt Fox asked about flushing the pipes – water jetting the pipes may help. Meg and Jay will reach out to Michael Chandler & Billy Nelson to see if they know of any plans for the building.
- h. Judi will contact plumbing companies to find out who has a camera to investigate the pipes.

Bill Clendenen made a motion to authorize Judi Balkind, HOA manager, to contact the HOA's plumber and request the plumber provide a non-invasive investigation of the main pipe. The investigation may entail sending a camera from the Unit H -Owners -

Dashor/Gouverneur to Unit K – Kurt Fox. The motion includes authorization for Judi Balkind to contact the HOA's insurance agent, Debbie Brill from Farmers Insurance and review the damage and obtain her advice on whether a claim should be filed with the HOA's insurance company. Grayson Fertig seconded, motion passed unanimously.

4. New Business:

- a.** Kurt Fox's insurance has denied coverage for the water leak, HOA to discuss next steps. Jarmik was told not to file a claim previously because there was clear indication that the HOA's insurance would not cover and the HOA didn't want to risk being dropped by insurance.
- b.** Sol (Advance Hydronics) made repairs to the water line, the loud grinding noise at HIJK seems to have stopped since.

5. Next Board meeting: TBD

6. Adjournment

Bill Clendenen made motion to adjourn The Plunge Special Meeting at 10:52 AM (MT).