

BEAR CREEK CONDOMINIUM ASSOCIATION
SPECIAL MEMBERSHIP MEETING
OCTOBER 9, 2025, 2:00 PM (MST)
Conference room – 2nd Floor – Alpine Bank, Or Webex (Telluride, CO)

DRAFT OF MINUTES

1. Roll Call and certification of proxies.

Quorum: No less than 50% of the unit owners

Present: James Potter, Katherine Sugg, Tesha Karyn, Eric Ikauniks

Quorum has been met.

Tesha Karyn called the meeting to order at 2:05 PM

2. Proof of notice of meeting or waiver of notice.

Tesha Karyn made a motion to approve the notice of the meeting. Katherine Sugg seconded. All in favor and the motion carries.

3. Review and approval of Minutes of March 11, 2025 Annual Membership meeting

Katherine Sugg made a motion to approve the minutes of March 11 2025 at the annual Membership Meeting. Tesha Karyn seconded the motion. All in favor and the motion carries.

4. Unfinished Business

a. 2025 Financial Review -Year to date

- Clean out of sewer – **Completed**
- New alarm panel on East side – **Completed**
- Back flow prevention devices: HOA has a fire suppression system and domestic water. Each owner has their own back flow and should be tested separately. How to arrange this. HOA or owner – need to include in budget for 2026
 - *Discussion ensued and the members agreed that the testing and annual inspection of all backflows will be included in the 2026 budget, but any individual repairs will be paid for by each owner, not the HOA.*

5. New Business

a. Meet new owners: Eric & Sofia Ikauniks

- *Introduced himself and noted that his family will be living on site full time.*

b. Removal of dead Aspen in the back of the building – between the Parkview HOA. Met with an arborist who can arrange to remove in early November.

c. Discussion on Limited vs General common element:

- Individual parking space in the garage
 - *According to the PLAT Map, the parking spaces for residential units are identified as B & C on both sides, those are located inside the garage. The (2) parking spaces in the garage are considered limited common elements. All other areas in the garage are platted as General Common Elements to be used by everyone. Commercial parking spaces are located in the driveway behind the building.*
- Decks: maintenance and repairs – owner resp

- *Decks are platted at Limited Common Elements and the repairs for the decks for the units are owner responsibility.*

d. Other:

- *Discussion ensued as to painting the actual dimensions of the parking spaces inside the garage. Come up with a plan to determine how to garage is to be used by all owners.*

6. Schedule next meeting date: *First quarter of 2026*

7. Adjournment

Tesha made a motion to adjourn the meeting at 3:00 PM MT

WebX link:

Join from the meeting link

<https://alpinebank.webex.com/alpinebank/j.php?MTID=m78d7acec0dbcf7dcfb17aebbf749d32>

Join by meeting number

Meeting number (access code): 2552 679 9092

Meeting password: GEvmP7KkV24

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