

Draft
WILLOW CONDO OWNERS ASSOCIATION
ANNUAL MEMBERSHIP & BUDGET MEETING
JUNE 8, 2015 AT 3:00 P.M. (MST)
JARMIK PROPERTY MANAGEMENT, INC.
120 SOUTH PINE STREET, SUITE #201
TELLURIDE, CO 81435
Minutes

1. Roll Call and certification of proxies. Todd Creel – Owner of Commercial Unit #101, Dean Borman – Owner of commercial Units 100, 102, 103 and 200, and Residential Unit # 302 and Curt Moe – owner of Residential Unit #301 was present. A quorum was deemed present.
Present: Judi Balkind - Willows Condo Owner Association HOA manager
2. Proof of notice of meeting or waiver of notice.
Attendance of all members of the board in attendance therefore notices duly given.
3. New Business
Discuss Bid from Doug Geissler – Cobra Construction. A bid was provided by Doug Geissler –Cobra Construction in the amount of \$37,145.00 for the repair and to street level window trim and bead board along the South and West Elevation of the Willow Building.

Dean suggested charging a special assessment of \$50,000.00 due in 90 days which would cover the cost of the repair to the façade of the building and with the access funds put in the reserve account for future repairs.
Discussion ensued.
Curt Moe would like to see Doug Geissler’s estimate include the hourly rate of his laborers, the markup on the materials and the additional mark up for the project.
Todd agreed to meet with Doug Geissler in the next day or so and request that Doug fine tune his bid. Todd noted he should be able to get a revised bid by the end of this week – June 12. Todd also noted the Revocable permit for Encroachment in the Public Right of Way issue needs to be taken care of before any work will be approved by the Town. The cost of the permit is estimated to be \$1,500.00.

Judi Balkind will work on getting two additional bids. It was noted to the members the construction companies are extremely busy so the bigger companies are unlikely to want to bid. It was also noted this repair may not occur until early fall during the off season.

The bids will be circulated to the members for review and approval. It was noted to the members that a special assessment (the maximum amount of \$50k) will be charged and payment will be expected in the next 90 days.
- 4 Adjournment. Dean Borman made a motion to adjourn the meeting –motion seconded and meeting was adjourned.

Respectfully submitted,

_____/jb/_____

By: Jarmik Property Management, Inc.
Judi Balkind – Willows Condo Association HOA Manager