***DRAFT***

**SILVER JACK OWNERS’ ASSOCIATION**

**ANNUAL MEMBERSHIP AND BUDGET MEETING**

**January 12, 2023, 3:30 P.M. (MST)**

**Telluride, CO 81435**

**In Person: Ah Haa school - Launchpad**

Minutes

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

Quorum = 20% of the votes

Voting: each vote shall equal the total percentage interest allocated to the unit as set forth in Exhibit C

Board members present: Sean Kearns (302), (10 Residential units), Marty Wollesen (Units 101,201,301) and Scott Robson (Units 100)

Owners: Lindsey Miles (202), Lindsey MacIntire (205), Joe Robertson, (206), Kurt Friedrich (302), Maggie Stevens (304), Tammy Brand (305) and David Ziegler (306).

Proxied: Elyssa Krasic (203) proxied Sean Kearns

Others: Judi Balkind, Jarmik Property Management, HOA Manager

Sean Kearns called the meeting to order at 3:35 pm.

2. Motion to approve/waive notice of meeting.

***Sean Kearns made a motion to approve notice of the meeting. Scott Robson seconded the motion and the motion passed unanimously.***

3. Review and approval of the Minutes of the January 24, 2022, Annual membership meeting.

***Marty Wollesen made a motion to approve the board minutes from January 24, 2022, motion seconded by David Ziegler. and passed unanimously – all in favor.***

4. Reports of officers and committees – N/A

5. Election of Directors – Directors shall serve for one –year terms.

Election of three (3) Directors –one from each class –per declarations 8.3.1:

Nomination for Class A Unit: Marty Wollesen nominated himself a board seat for Class A

Nomination for Residential Units: Maggie Stevens made a motion to nominate Sean Kearns for a board position.

Nomination for Unit 100 (Garage – Town of Telluride): Scott Robson nominated himself for Unit 100 (Garage).

***The nominations were accepted. Maggie Stevens made a motion to nominate the directors as identified. David Ziegler seconded, and the motion passed unanimously.***

Officers:

* President – Sean Kearns
* Secretary – Scott Robson
* Treasurer – Marty Wollesen

Note: the directors elect the officers. **Marty Wollesen made a motion to nominate the same slate of officers. Sean Kearns seconded, and motion passed.**

6. Unfinished Business

1. Carport update – Shaw Construction repairs. Victor with Copper Roofing company resealed the landing area and the deck off Unit #202 to water proof the area. The invoice was sent to Shaw Construction, but they denied payment. Scott Robson will contact Shaw to discuss this invoice. Sean Kearns made a motion to approve the 2022 financials as presented. The motion was seconded by David Ziegler and passes.
2. Review of 2022 Financials. The 2022 Financials were presented to the members. It was noted that the HOA was overbudget in the gas, insurance, and trash expense line items.
3. BTU readings and allocation of billings. Discussion ensued regarding the BTU’s installed in the ceiling of the hallways and access to readings identifying that there is no “radio read” senses installed. A committee was formed with Marty, Tammy and Sean to investigate whether or not the system can be upgraded to be able to read the meters and convert the gas expense to a BTU reading to reallocate to all the owners.

7. New Business

1. 2023 Budget and proposed dues increase:

* Insurance costs – Annual premium Includes General Liability, Crime, Umbrella, Terrorism Coverage, Boiler & Machinery Breakdown and Directors and Officers insurance – Actual costs
* Ground snow removal & Roof snow removal – costs include hauling of snow off site, clearing up the ice in alleyway
* Gas expense – increase gas expense to actual costs
* Fire suppressions testing –TBD
* Alarm testing – TBD.

***Marty Wollesen made a motion to approve the 2023 budget and dues with the increases. Scott Robinson seconded, and motion passed unanimously.***

1. IRS – Rollover of funds – voted an annual meeting per CPA

**Motion:**

**Marty Wollesen made a motion that any excess of membership income over membership expenses for the year ended December 31, 2022, shall be applied against the subsequent tax year member assessments as provided by Internal Revenue Service Revenue Ruling 70-604.    Sean Kearns seconded: Motion carried.**

**Sean Kearns made a motion that any amounts collected by or paid to the Association for major repairs or replacement, or remaining in the Replacement Reserve, at the end of the year ended December 31, 2022, in excess of the amounts originally scheduled for Replacement Reserves, shall be set aside for future major repairs and replacement, and allocated to capital components as provided by the guidelines established by the Internal Revenue Service Section 118 and Revenue Ruling 75-370 and 75-371 Marty Wollesen seconded the motion. Motion carried.**

1. New Billed signed by Governor Polis (see attached***). Marty Wollesen made a motion to adopt the governing policies submitted by Governor Polis. Sean Kearns seconded and motion passes.***
2. Common area hallways: Discuss storage of skis, bikes etc. in common area hallways, cannot block the doors to any unit, fire hazard. It was noted to the members that the common hallways cannot be used to store skis, bikes, strollers, or anything else and everyone was asked to remove their items from these areas. Discussion ensued. Lindsay Mills noted that when she bought her unit, she was told there would be a secured area in the garage for bike storage. Also, it was noted that there is a need for more parking for the residential owners since there is only one designed parking spot in the carport. Scott Robson agreed to bring this back to the table.
3. Discuss implementing rules and regulations. This is tabled for another time.
4. Other:

* Lockbox by the fire suppression room in the garage. A lockbox for the key to the fire suppression room has been installed should there be a need for access to the room.
* Water spicket – can one be installed in the carport area to clean off bikes, cars, etc. A plumber will need to be contacted.
* Installation of ski racks in hallways – Joe suggests looking at racks that could be installed.
* Planter boxes – turned upside down in carport area. What should be done with them. Tabled.
* EV Charges – Tammy spoke to the Fire Marshall regarding the charges in the garage. The fire Marshall noted that President Biden had passed a clean act policy allowing for EV charges in garages.

8. Adjournment: Marty Wollesen made a motion to adjourn the meeting. Scott Robsen seconded, and meeting was adjourned.

Respectfully submitted,

By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jarmik Property Management

Judi Balkind, Silverjack HOA Manager