



DRAFT
Idarado Legacy HOA Minutes to
Annual Meeting
December 3, 2020

Via Zoom Call

Thursday, December 3, 2020, at 1:00 PM MST

On Zoom Call: Lot BV4 – Devon Horntovold, Lot LB1 – Randy and Jyl Cain, Lot LB2 - Gary Page, Lot LB5 – Brian Hover, Lot LB7 Michael Abt, Lot P1 – Chris Chaffin, Lot P4 – Dennis & Donna Basler, Lot P6 – Alexander Kaplan, Lot P7 & Lot P8 – Thrus Morton, Lot P11 – Louis Mintz, Lot P12 – Christiana Casas, Lot P18 & Lot P19 – Elizabeth Cutler, Lot P20 – Tim Gehan, Lot P21- Bryan Cotner

Proxied: Lots P13 & P23 Rachel Weller proxied Chris Chaffin,

Also present: Judi Balkind, HOA Manager and Brian Wallin of Land Management, DRC

Guest speaker: Mark Kosak, Director of Telluride rsc

1. Call to Order: Chris Chaffin called the meeting to order at 1:05 pm
2. Waiver of Notice of meeting: ***Chris Chaffin made a motion to approve the notice of the meeting, motion seconded by Tim Gehan and passed unanimously.***
3. Determination of Quorum, determined we have a quorum with 18 people in attendance.
4. Review and Approval of the Minutes from August 22, 2019. ***Chris Chaffin made a motion to approve the Minutes from August 22, 2019. Tim Gehan seconded and the motion passed unanimously.***
5. Approval of the agenda: ***Chris Chaffin made a motion to approve the Agenda. Randy Cain seconded and the motion passed unanimously.***
6. Review of 2019 Financials: Judi Balkind updated the membership on the 2019 financials for the year which reflected a total of \$1,600 over budget due to landscaping and miscellaneous expenses. No further discussion. ***Thruston Morton made a motion to accept the 2019 financials as presented. Tim Gehan seconded the motion and motion passed unanimously.***
7. Budget and Dues:
 - Review and approval of 2020 Budget and Dues. The 2020 budget was presented with an increase in the annual budget to \$36,876.00. The increase is in legal fees, management and snow removal expenses. ***Randy Cain made a motion to approve the 2020 Budget and Dues, motion seconded by Christiana Casas and motion as passed unanimously.*** It was noted the 2020 dues will be billed and sent on December 4th, 2020.

- Recap of the Operating, Historical and Vanguard accounts was presented
 - Review and approval of 2021 Budget and Dues. The 2021 budget was presented with no increase from the 2020 budget. ***Randy Cain made a motion to approve the 2020 Budget and Dues as presented. Denise Basler seconded and the motion passed unanimously.*** It was noted the 2021 dues will be billed and sent on January 1, 2021.
8. DRC Update: Brian Wallin
- 3 Homes under construction now
 - 4 homes in various design phases
 - 1 home completed in the spring as a spec house and sold
9. Water meters
- As the community is evolving, we are recognizing a desire to be proactive to make sure we are managing water correctly. Each lot is entitled to an acre foot per year of water. Chris Chaffin noted to the members that the HOA will pay for the installation and monitoring of the water meters for each home. A water consultant will be hired to help out with this.
10. Rock fall fence repair
- Chris Chaffin informed the members there was a debris event occurred in the Bridal Veil 2 area in which debris piled up on one of the rock fall fences. The HOA is in the process of getting the debris removed. There are 10 lots that are benefited by the rock fall fence and they will be sharing in the cleanup expense which will occur in the spring.
11. Historical Fund Contribution
- Chris Chaffin noted there was a request made by the Telluride Science Research Center who has recently purchased the Depot building for a 10K grant to support the historic restoration effort on the exterior building.
 - Devon Horntovold, Idarado manager/Director of Legacy sites for Idarado Company informed the members that it is the intention of Idarado to try and to restore the mill and they are looking forward to developing some partnerships to develop and use the mill for functional space and community usage.
 - Mark Kozak, Executive Director joined the call and gave a quick overview about what TRSC is all about – It was founded in 1984 and was an offshoot of the Aspen Institute. TRSC is a think tank for molecular science and they host approximately 1,400 scientist and engineers who represent about 500 national and international countries. TRSC’s goal is to raise \$10 million and so far they have raised to date \$5.5 million which went to the purchase of the building. The rest of the funds will go toward renovating and restoring the building. He noted the contributions have been made from mostly private individuals at the \$100K pledge over 4 years, a few contributions have been made in the \$150 – 300K range, the scientist have funded at their level and all contributions are welcomed. TRSC is committed to allowing the building to be used for community usage as well.
 - ***Discussion ensued. Chris Chaffin made a motion for a donation of \$25,000 to Telluride Science Research Center for purposes of renovating the building. Thruston Morton seconded and the motion passed unanimously.***

12. Election of Directors

- Chris Chaffin – 3 year term (1 year remaining)
- Thrus Morton – 2 year term (Term expired)
- Tim Gehan – 1 year term (Term expired – up for a 3 year renewal)
Tim Gehan and Thrus Morton agreed to continue as a Director for an additional 1 year term. ***Chris Chaffin made a motion to nominate Tim Gehan and Thruston Morton to serve an additional one year term. Cristina Casas seconded and the motion passed unanimously.***

13. Other Business.

- Weed Control – Brian Wallin informed the members that the weed control is required by county and state wide for noxious weeds. The weed controlled is done on the Roadside and vacant lots but no private property, just the right of ways.

14. Adjournment. Time: Tim Gehan made a motion to adjourn the meeting and seconded by Randy Cain. The meeting adjourned at 2:05 pm.

Respectfully submitted,

By: *Judi Balkind*
Judi Balkind
Idarado Legacy HOA