

DAVED CONDOMINIUM ASSOCIATION
ANNUAL MEMBERSHIP MEETING
July 7th, 2004 @ 11:00 A.M. (MST)
JOHN MICETIC'S OFFICE, 333 WEST COLORADO AVE
TELLURIDE, COLORADO 81435

MINUTES

1. Roll Call and Determination of Quorum.

Owner Members present were Katie Defrancesco, Owner of Units 2 & 3, and Lynn Black, on behalf of the San Miguel County Commissioners Office, Owner of Units 5 & 6. **Property Manager**, Judi Balkind was in attendance. John Micetic, Owner of Unit #4 and part of Unit #1 entered the meeting at 12:00 p.m.

A Quorum was deemed present, and the meeting was called to order at 11:05 p.m.

2. Proof of Notice of Meeting or Waiver of Notice.

A motion was made by Lynn Black that there was adequate proof of notice. The motion was seconded by Katie Defrancesco. The Motion pass unanimously.

3. Reading and Approval of the Minutes of the April 6th, 2001 Annual Membership Meeting.

Katie DeFransceco made a motion to approve the minutes from the annual meeting. Lynn Black seconded the motion. The minutes were approved.

4. **Unfinished Business.**

A. Drainage problems. Lynn Black stated the sump pump worked well last winter and even if we paved back there we are still the lowest drainage point and the water would continue to collect. Lynn stated that using the sump pump would cost more in labor but it works. Stick with the sump pump indefinitely and any other fix will be extremely expensive.

B. Review Financials for year ending 2003. Income of \$2066.85 is reflected on the profit and loss for year ending December 31, 2003.

Overbudget: The following line items:

-Insurance line item - \$1,701.57 - there was a break-in at Paper Chase and the back door needed to be replaced, the insurance deductible was higher than the repair.

Underbudget: Garage - \$200.00, Window Washing - \$350.00 and Carpet Cleaning - \$200.00, General Maintenance Exterior - \$1,050.00 the garage's lines were not painted and the ceiling and walls were not repaired. General Maintenance Interior - \$727.53 and Miscellaneous - \$771.02.

No further questions or comments regarding the 2003 financials.

C. Security of the building. A County employee, Karen Larsen have been taking care of locking and unlocking the building. Lynn Black would like to get rid of unlocking and locking the doors. The County would continue to lock the elevator. Lynn requested looking in to a person to lock the doors.

5. New Business.

A. Review of the line items for 2004/05 Budget. Judi Balkind informed the members the budget and dues were remaining the same from the previous year. Most of the line items are contract amounts but she has moved some numbers around. The snow removal line item has been increased but the general maintenance has been decreased. A line item for the Fire sprinkler system test has been added.

B. Membership Approval of 2004 and 2005 Budget. The proposed 2004/05 Budget was presented by Managing Agent, Judi Balkind. A motion was made by John Micetic to approve the 2004/05 Budget as presented. Lynn Black seconded the motion. All in favor. The 2004/05 Budget and Dues were approved.

C. Cost of trash compactors for each. Lynn Black stated the county would be willing to buy one for the upstairs unit and retrain the employees to compact the trash and hopefully eliminate the 3 yd container.

D. Replacement of 3 yd trash container with 90 gallon bins. A suggestion was made to have a representative from the trash company visit the site and make a recommendation on removal of the 3 yd container for 4 - 90 gallon trash bins.

E. Placement of T-mobile tower on building for a monthly rental amount. Discussion ensued regarding the placement of a mobile tower on the top of the building. There is concern from the members that putting anything on the roof could possibly damage the membrane and void the warranty on the roof. The members expressed an outpouring of concern with additional people on the roof. John Micetic made a motion opposing the placement of a T-mobile tower on the roof. Lynn Black seconded the motion. Motion passed unanimously.

F. Review of the Reserve Fund yearly allocation. We will continue to place the same amount (\$613.30/month) in the capital reserve account. The plan for reserves is to have enough funds in the capital reserve account to be able to pay for the replacement of the roof when needed. There is \$36,363.00 in the reserve account as of the date of this meeting.

G. Maintenance of the 1st floor common bathrooms and back stairwell. There was a request from Katie DeFrancesco to have the bathrooms cleaned more often. The request was made to have the bathrooms cleaned every other day with trash pick up and cleaning of the floor. Lynn Black requested to have the back stairs cleaned more often since there is a fair amount of traffic up and down the stairs tracking in mud.

H. IRS Tax Rules & Tax Returns.

Judi Balkind informed the board the tax returns for fiscal year 2003 were filed with Mark Neibreigge, a local C.P.A. accountant in Telluride, Mark had worked for Reese, Henry and

Company before branching out on his own.

Resolutions "70-604"/Excess Income applied to Following Year's Assessment and "IRS Section 118 /Excess Income Transferred to Replacement Funds". The resolutions are for excess income associated with homeowners association.

A motion was made by Lynn Black to approve Resolution "70-604" for the year ending December 31, 2003. John Micetic seconded the motion. There was no further discussion. The motion passes unanimously.

The tax returns were completed and sent to the state and federal tax offices.

I. Garage repairs. Judi Balkind received two bids for the painting of the stripes in the parking spaces and fixing the drywall in the garage. The members requested that the work be completed. John Micetic has requested that all vehicles try to pull in to their spaces to avoid damage to the walls.

J. Other - John Micetic wants to budget for the exterior painting of the building for next year. John requested that the bids be obtained for the exterior painting. Lynn Black made a motion to allocate the second half of the reserve assessment to a new painting fund line item. John Micetic seconded. Motion passed unanimously.

K. John Micetic requested we put \$30,000.00 of the capital reserve account in to a CD for a specified time frame. Judi Balkind will contact Dick Rodgers at Wells Fargo bank and get the CD information.

L. John Micetic mentioned the bathrooms on the first floor will need clarification on the maintenance and upkeep of them as a common area expense.

I. Election of Officers.

- A. Jeff Micetic - President
- B. Vice President - Katie DeFranseco
- C. Secretary/Treasurer - County Administrator

A motion was made by Lynn Black to appoint the above noted members as officers. John Micetic seconded the motion. All in favor. Motion passed.

II. Adjournment.

Lynn Black made a motion to adjourn the meeting. John Micetic seconded the motion. All in favor. Motion passed. The meeting was adjourned at 12:15 p.m. (MST).

Respectfully submitted,

Judi Balkind, Managing Agent