

Draft
NEEDLE ROCK CONDO ASSOCIATION
MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING

The annual membership and budget meeting of the members of the Needlerock Condo Association was held on August 10, 2015 at 4:00 PM , at the office of Jarmik Property Management Inc., Suite #201 in Telluride, Colorado.

1. Roll call, determination of quorum and certification of proxies.
Owners Present, in Person or on Conference call: Steve Kress (Unit 2), Lisa Payne (Unit1), Joseph Stern (Unit 3) and Ginny Gordon (Unit 5 & 6).
Absent: Todd Creel (Unit 4).
Judi Balkind, Homeowners Association Manager was also present in person
Judi Balkind announced a quorum was present and Steve Kress, President called the meeting to order
2. Motion to approve/waive notice of meeting.
Motion was made by Lisa Payne to approve the notice of the meeting Steve Kress seconded the motion and motion passed.
3. Reading and approval of the Minutes of the July 14 2014, Annual Membership Meeting.
Ginny Gordon made a correction to the minutes on section 8. New Business, section H. The change should read “ Mike Balser – Architect to draw a hatch for access to the roof and a door for the first level hallway”. ***Ginny Gordon made a motion to approve the minutes as amended. Steve Kress seconded the motion and motion passed unanimously.***
4. Reports of Officers – N/A
5. Reports of Committees. N/A
6. Election of Directors.

Steve Kress – two years remaining
Joseph Stern – one year remaining
Lisa Payne – expired

Ginny Gordon made a motion to appoint Lisa Payne for a three year term. Steve Kress seconded the motion and motion passed unanimously.

7. Unfinished Business
 - a. Financial Statement Review for FY 2014. The 2014 Financials were presented to the members – no questions
 - b. Update on installation of roof hatch for access to roof, Joseph Stern noted he was working with Mike Balser, Architect to finalize plans for the roof hatch. Steve noted the access should be only for repairs, Lisa wanted to make sure there is no change in security of the building and when the roof is cut open, there would be no water and snow issues. Ginny noted the access is not for general access or owner usage, and a padlock needs to be on the hatch. Ginny requested to see drawings and costs and have the board make a decision on the funding of this project based on feedback from all the members. The information can be sent to the members and a teleconference call can be held for a decision.

- c. Roof Inspection. Schedule an annual inspection of the roof from Craig Rodgers – Telluride Valley Roofing.
 - d. Roof Discussion. (see b. above)
 - e. Smoking on property & 2 missing No Smoking Signs. It was noted to the members, the Needlerock building is a Non-Smoking property and it was requested the owners notify their tenants and guests. A sign was torn off from the south side entrance- a new one will be installed.
 - f. Prohibiting – Long term tenants from short term renting units – Air BnB, VRBO, Etc. Discussion ensued. ***Ginny Gordon made a motion to add to the Needlerock Rules and Regulations the following: Tenants are not allowed to short term rent the units in any way, AirBnb, VRBO etc. No smoking of any kind is allowed in the common areas. Steve Kress seconded the motion and motion passed unanimously.***
 - g. Fire escape doors on street level. (see b above).
8. New Business
- a. Approve 2015 Budget and Dues. The 2015 budget was presented to the members with no change from the 2014 budget. ***Steve Kress made a motion to approve the budget as presented Ginny Gordon seconded the motion and motion passed unanimously***
 - b. Excessive cardboard – discuss Green Room tenants pay for extra cardboard. Ginny Gordon spoke to the tenants in the Green Room and requested they put a limited amount of cardboard in the recycling as available and taking the excess cardboard away. If a second pickup is needed, perhaps the tenant could pay for it.
 - c. 7 bikes in rack last month with no permits. Steve Kress noted to the members the bike rack was full and he was unable to put his two bikes in the rack. Steve has requested that all members limit the number of bikes allowed for a unit – perhaps two per unit.
 - d. Discussion on bid from Allison Construction for repairs to siding. A bid was presented to the members from Allison Construction for repairs to the siding. Discussion ensued. The members asked if there was any warranty on this repair before paying the additional costs. Steve Palmer, Allison Construction noted he did not think this was a warranty repair. The members agreed to hold off on the repair until further discovery.
 - e. Website, HOA compliance, HOA certification. It was noted to the members the Division of Real Estate (DORA) has required all Common Area Managers to become licensed and insured by the December 31, 2015. Judi Balkind notified the owners she has obtained her license. Needlerock information is posted on www.jarmikproperties.com. The Needlerock HOA is required to pay for the renewal of their license with DORA – annually. The cost of the license changes yearly and is paid at the beginning of the year.
 - d. Other. None.
9. There being no further business to come before the meeting, upon motion made by Ginny Gordon and seconded by Steve Kress, the meeting was adjourned.

Respectfully submitted,

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 By: Jarmik Property Management, Inc.
 Judi Balkind, HOA Manager

