

**COLUMBINE HOMEOWNERS ASSOCIATION**  
**MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING**  
**June 30, 2017, @ 10:00 A.M. (MST)**  
**Meeting Room of Wilkinson Public Library**  
**100 West Pacific Avenue**  
**TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Sue Chesler, Unit A, Jackie Ritter (Board member – Sec/Treasurer), Unit B, Mark Miller (Board member – President), Unit C, Ron Lanquist Unit E, absent and Hal Tabb, Unit F (Board Member – Vice-President). Also present: Judi Balkind, HOA Manager.  
Absent: Denise Wolf, Unit D  
Board Quorum is met – 2 out of 3 board members represent a quorum. **Mark Miller called the meeting to order.**
2. Motion to approve/waive notice of meeting. **Mark Miller made a motion approving notice of the meeting. Hal Tabb seconded and motion passed.**
3. Reading and approval of the Minutes of the March 2, 2017 Membership meeting. **Mark Miller made a motion to approve the minutes of the March 2, 2017, Annual Membership meeting. Hal Tabb seconded the motion and motion passed.**
4. Unfinished Business.
  - a. New Fence – Jackie Ritter Update
    - Jackie Ritter noted to the members that Ed Bailey with the Timberline Iron Fence Company had installed most of the fence last Friday. He will be installing the gates next week. Hal Tabb noted the fence looks great, it gives a sense of the scope of the property and more curb appeal. Mark Miller noted there was an opening on the West Side of the property and had asked Ed Bailey what it would cost to enclose that portion. Ed Bailey noted the price would be approximately \$700.00 Discussion ensued. **Hal Tabb made a motion to approve the cost of \$700.00 to Ed Bailey, Timberline Iron Fence Company to install an angle piece of fence to enclose the East Side of the property and the funds will be paid from the association’s operating account. Mark Miller seconded the motion and motion passed unanimously.** Jackie Ritter agreed to contact Ed Bailey to move forward in the installation of the additional fencing.
  - b. Special Assessment for balance of new Fence - \$3,950.00  
**Mark Miller made a motion to approve the Special Assessment for the remaining balance of the fence - \$3,950.00 which will be assessed on July 1, 2017 and due by July 31, 2017. Jackie Ritter seconded and motion passed unanimously.**
  - c. Landscaping - yard and front area. Mark Miller noted to the members he was investigating some possibilities for the front yard area under the tree. He looked at “Trex” decking but discovered it may not be the best product for this designated area. Discussion ensued. Mark is suggesting installing “pavers” in the area and will investigate further options and pricing and report back to the members.  
Jackie Ritter noted she was contacted by the landscaper, Glen Munshower - Box Canyon

Yard and Garden to see if we wanted to have new seed put down. Discussion ensued. It was a unanimous decision to have the landscapers spread weed and feed on the grassy areas. Jackie will contact the landscapers keeping in mind a budget of \$300.00.

5. New Business.
  - a. Financial Statement Review for FY of 2017. The years to date financials from January 1 – June 30, 2017 were presented to the members. It was noted the special assessment would be charged on July 1, 2017. It is anticipated the year end financials will be close to budget. No further questions.
    - Reserve Study. Mark Miller is working on creating a 15 year Reserve Study Schedule which will identify the capital needs for the association. The Study will include an estimate for a new roof, new siding and other maintenance items considered as capital improvements.
  - b. Discuss the repair/replacement of wooden steps. Jackie Ritter noted to the members the wooden steps leading from the front walkway to the back are in need have repair or replacement. Discussion ensued. The members agreed the stairs will need to be replaced and a different type of material can be looked at, i.e. Trex. Jackie and Judi will work on getting bids for this project. This will be tabled for the 2018 season.
  - c. Other.
    - Jackie and Hal noted the windows have been washed and the siding was fairly clean. They did not think it was necessary to power wash the building this year. It will be addressed on a yearly basis.
    - It was noted the back alley has been paved by the Town of Telluride and this has reduced the amount of dirt and dust on the property.
    - Carports have been swept out by the members and do not need to be power washed at this time.

7. Adjournment. ***Mark Millet made a motion to adjourn, Jackie Ritter seconded and motion passed.***

Respectfully submitted,

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