

**RIVERVIEW CONDOMINIUM ASSOCIATION  
MINUTES - ANNUAL MEMBERSHIP AND BUDGET MEETING  
SEPTEMBER 6, 2017 (revised time) 10:00 A.M. (MST) AT  
THE OFFICE OF JARMIK PROPERTY MANAGEMENT, INC  
122 S. PINE STREET, SUITE #201  
TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Tim Cunningham – Unit 1B, Bev McTigue – Unit 2D, Carol Perry – Unit 2C, Don Rosenthal – Unit 2A and Henry Rosen – Unit 1A.  
Also Present: Judi Balkind – HOA manager  
Absent: Liz Gavin  
Quorum was met and Bev McTigue called the meeting to order.
2. Motion to approve/waive notice of meeting. *Tim Cunningham made a motion to approve notice of the meeting. Bev McTigue Seconded motion and motion passed.*
3. Reading and approval of the Minutes of the September 26, 2016 Annual Membership Meeting. *Tim Cunningham made a motion to approve the Minutes from the September 26, 2016 membership meeting. Carol Perry seconded and motion passed.*
4. Reports of Officers. N/A
5. Reports of Committees. Study on protocol for aging of the building. (see below)
6. Election of Directors.
  - ❖ Three year term-Tim Cunningham (Vice- President) – Term is up for renewal.  
*Bev McTigue made a motion to nominate Don Rosenthal for the open director’s position and a 3 year term. Carol Perry seconded the motion. All in favor and motion passed.*
  - ❖ Three year term-Carol Perry (Secretary - Treasurer) –Two years remaining
  - ❖ Three year term- Bev McTigue (President) – One year remaining.
7. Unfinished Business.
  - a. Financial Statement Review for FY 2016. Financials were presented. No comments.  
*Carol Perry made a motion to accept the financials as presented Don Rosenthal seconded and motion passed unanimously.*
  - b. Financial Statement Review for YTD 2017 – increase in dues for last quarter. The proposed 2017 Budget and Dues schedule was presented with a noted increase in dues.  
*Carol Perry made a motion to approve 2017 budget with the increase for the last quarter of 2017. Don Rosenthal seconded the motion and passed unanimously.*

c. Insurance- review insurance coverage of the HOA's insurance –suggest owners review their individual unit's coverage. Bev McTigue noted that the owner is responsible for the studs in and the HOA is responsible for the studs out. Bev McTigue has requested that the HOA's insurance company be contacted to make sure the policy has adequate 100% replacement costs.

d. Review of letter sent from Town regarding snow shedding issues. Additional clips and heat tape were installed. No further contact from the town.

e. Special assessment for Alarm repairs, snow clips and heat tape. Completed.

8. New Business.

a. Proposed Budget Review FY 2018 for dues and reserve. – Same budget and Dues as 2017 Approved Budget. ***Carol Perry made a motion to approve the 2018 Budget and Dues as presented. Don Rosenthal seconded the motion and motion passed.***

b. Deck repairs/replacement – Bev McTigue deck needs repair/replacement – suggest a comprehensive plan for tops decks of units. Bev McTigue and Carol Perry met with the town to redesign their decks. The Town noted this building is located in area that would not allow for “open railings” because of light pollution. The town indicated the railings would have to be constructed of a solid railing.

Discussion ensued. Bev McTigue noted that the present material is barn wood – she asked the members if they wanted to pursue another type of material that would weather properly. Discussion of type of materials – Carol Perry is not opposed to a different type of material but it needs to blend in. What part is HOA and what part is the owner regarding the limited common element? Tim Cunningham noted to the members he replaced his floor and decking with Trex' material. Bev McTigue suggested putting a protection under the decks to prevent water from dripping through to the lower decks. Bev McTigue suggested developing a specific plan to replace the deck railings and decks on the upper decks, look at two options for deck which would be Trex or a different type of wood product.

c. Cement on sidewalk – repair. A suggestion was made to obtain a bid for repair to cover the concrete at the front entrance to the garage and in front of Tim's unit. Judi will contact Duane Littlejohn for a bid. It was noted this would be a band aid repair.

d. New doors for access into garage – bear proofing. Bev McTigue and Carol Perry looked at potential doors for entryways into the garage. Discussion ensued. Bev has a bottom of ammonia and will continue to investigate a solution.

e. Update rules and regulations – no hot tubs on premises. Discussion ensued. Bev and Carol are not in favor of adding an outdoor hot tub on decks. Don is in agreement. Bev McTigue made a motion to update our rules and regulations to prohibit hot tub on decks. Carol Perry seconded. A vote was taken - Carol yes, Bev – yes, Don – yes, Tim - yes. Motion passed.

f. Website – [www.jarmikproperties.com](http://www.jarmikproperties.com). It was noted to the members the website contains the pertinent information for the association which includes Declarations, By-laws, budgets, meeting minutes and Insurance information.

g. Other.

- Bev McTigue noted that she is remodeling her unit. She noted her gas fireplace doesn't vent properly and out of compliance. She is removing her fireplace in her

remodel.

- Rebar sticking out at the end of Tim’s Cunningham’s unit. Judi Balkind noted she was told they were installed by San Miguel Power as “grounding rods” for lighting. Judi will contact San Miguel Power to see what can be done to remove or cover these items.
- Bev McTigue noted that when the Town of Telluride built Spruce House there were wires and cables installed in the ground but running along the sidewalk. She asked Judi to contact the Town of Telluride who installed the cables and request the cables be covered properly.
- Don Rosenthal – request new signage on the Riverview HOA – Don will take this on.

9. Adjournment. ***Bev McTigue made a motion to adjourn. Tim Cunningham seconded and meeting was adjourned.***

Respectfully submitted,



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