

Draft
NEEDLE ROCK CONDO ASSOCIATION
Minutes to the Special Membership Meeting

The special membership meeting of the members of the Needlerock Condo Association was held on October 18, 2016, @ 10:00 A.M. (MST), at the office of Jarmik Property Management, Inc. 120 South Pine Street, Suite 201, in Telluride, CO, 81435

1. Roll call, determination of quorum and certification of proxies. Steve Kress called the meeting to order at 10:05 A.M.
Owners Present, In Person on or conference call: Steve Kress- (Unit 2), Joseph Stern (Unit 3), Erica Gioga, (Unit 4) and Ginny Gordon (Units 5 & 6).
Judi Balkind, Homeowners Association Manager was also present in person.
2. Motion to approve/waive notice of meeting. ***Ginny Gordon motion to waive the notice of the meeting. Steve Kress seconded the motion. All in Favor.***
3. New Business
 - a. Review 2016 Financials. Year to date financials which included the Balance sheet, Profit and Loss Statement, accounts receivable and account payables report. It was noted the Reserve Account holds \$39,576.63. No Further discussion.
 - b. Review and approve one of the two bids for repairs to decks – Alison Construction and Bill Ward Construction.
The bids were presented and the following questions were asked:
 - Ginny Gordon asked the following questions: included in Alison’s bid not included in Ward’s. Doors, door handles and doors allowance – not in Wards’ bid.
 - Ward thought the door’s frames needed to be fixed but the doors were not in bad shape and he didn’t think new doors were needed. Ward suggested new locks for the deck doors but didn’t include in his bid.
 - What is painting from Alison’s bid – Need more from Ward’s -does this include the new doors.
 - Steve Kress asked Alison is framing could be done not new doors.
 - Does Ward’s bid included the permit, forlift and painting?
 - Bill Gordon had looked at the engineers drawings and he thought the sisters “should be glued as well as bolted just to give an extra layer of integrity” to the decks.

All agreed they were concerned with hiring Alison Construction again noting the siding issue has not yet been resolved. Ginny Gordon would agree with Steve Kress that if the bids are similar and of relative merits then she suggested we proceed with Bill Ward.

Steve Kress made a motion to move to forward with Bill Ward’s bid once the items

identified above are clarified. Erica Gioga seconded the motion and motion passed unanimously.

c. Is this a limited common element or an HOA expense? Is this to be shared by the four owners –to exclude owners not part of the limited common elements. Discussion ensued. The members suggested having the attorney, Tom Kennedy look at the declarations and identify the “limited common elements”.

- Joseph Stern asked if some of the reserve could be used as a reduction in the special assessment. Ginny Gordon suggested we go ahead and proceed using the deposit from the capital fund but wants the reserve fund to be replenished with a special assessment.

d. Steve Kress made a motion to approve the bid from the Telluride Locksmith. Erica seconded the motion and motion passed.

4. Adjournment. *Ginny Gordon made a motion to adjourn, seconded by Steve Kress and passed unanimously.*

Respectfully submitted,

_____/jb/_____
By: Jarmik Property Management, Inc.
Judi Balkind

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