

RIVERVIEW HOMEOWNER ASSOCIATION
220 South Spruce Street
P.O. Box 3071
Telluride, CO 81435

ANNUAL MEMBERSHIP MEETING MINUTES
The Wilkinson Public Library, 100 West Pacific
June 13th, 2007, 10:30 A.M. (MST)

The annual membership meeting of the members of the Telluride Riverview Condominium Association, Inc. was held on June 13th, 2007, at 10:30 a.m. at the Wilkinson Public Library

1. Roll Call, Determination of Quorum and Call to Order.

Owners Present: Brian Gavin, President (Unit #2B), On conference call: Tim Cunningham, (Unit #1B), Monica Faxon (Unit #2D) and David Pratt (Unit 2C). Fred and Beryl Hassig, (Unit #1A) proxied Judi Balkind. Property Manager, Judi Balkind was present. Absent: Sharisse Johnson (Unit 2a).

2. Motion to Approve/Waive Notice of Meeting.

Brian Gavin made a motion to approve notice of the annual meeting. Tim Cunningham seconded the motion. Motion passed.

2. Reading and Approval of the Minutes of the February 25, 2005, Annual Membership Meeting.

Brian Gavin made a motion to approve the Minutes to the February 25, 2005 Annual Membership Meeting. Tim Cunningham seconded the motion. Motion passed.

3. Reports of officers. N/A

4. Reports of committees. – N/A

5. Election of Directors/Manager.

- David Pratt made a motion that the present slate to be reelected for the directors. Monica Faxon seconded the motion. Motion passed. They are as follows:
- Brian Gavin, -President
- Tim Cunningham, Vice President
- Sharisse Johnson, Secretary/Treasurer

6. Unfinished Business.

- **A. Review of the 2006 Financials.** The expenses exceeded income by \$\$410.48. The insurance claim for the damage down to the garage ceiling was \$1,000.00 less than the expenses. This represented the deductible. The trash expense was over budgeted by \$341.22 and electric was over budgeted by \$361.86. The Interior maintenance expenses were under budget by \$715.71. All other line items were on target.

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7. New Business.

- a. **Review and discuss proposed 2007 Budget.** The manager, Judi Balkind, presented the 2007 budget. The increases in the budget were reflected in the management fees, trash removal, and electric line item expenses. All other expenses remained the same. The reserve amount will remain the same at \$750/quarter. Following discussion, Brian Gavin made a motion to keep the Flood Insurance in place at approximately \$1,300.00/year. David Pratt seconded the motion. Motion passed. Brian Gavin made a motion to approve the 2007 budget and dues. Tim Cunningham seconded the motion. Motion passed.
- b. **Installation of wireless service for the entire complex (Beryl Hassig request).** Brian Gavin and David Pratt stated they were able to use their computers off of a wireless service. However, Judi Balkind will investigate the cost and report to all members for approval.
- c. **Repair of the back flow prevention valve.** The town of Telluride is requiring all commercial property water meters to be inspected and in compliance with the town's municipal code 13.04.130. (See attached letter). Judi Balkind met with the town water inspector and discovered that Riverview condo association needs to install a RPZ, a Sensus meter and a garage MXU. The cost is not know but Judi is contacting plumbers to get an estimate and will advise the board
 - David Pratt had requested that Stanfield plumbing install a check valve into his unit to prevent water from backing into his unit. Judi reported her phone conversation with Mitch, Stanfield Plumbing, in which he did not recommend installing the check valve and would not put it in. He stated the valve could potentially cause more problems than it was solving. Brian Gavin suggested getting a second opinion from Controlled Hydronics. Brian will meet with David Pratt during the week he is in Telluride (June 28th through July 7th) to discuss the matter.
- d. **Letter from Stanfield Plumbing regarding faulty vents.**
Stanfield Plumbing forwarded a notice from the U.S. Consumer

Product Safety Commission regarding the recall of vent pipes. (See attached letter). Brian suggested that all owners place carbon monoxide monitors in their units immediately. He also suggested that Stanfield Plumbing be contacted to investigate each unit's vent pipes. **It was noted that any repairs due to this recall is the owners' responsibility not the Homeowners Association. Each owner will need to deal with the repair.**

- e. **Request for relocation of electric (power) box.** Brian Gavin noted to the members he was approached by one of the members of Pacific Place Condo requesting the moving of the electric power box to accommodate more parking spaces. The owner had asked if the power box could be moved near to Tim Cunningham's unit. Discussion ensued and the Riverview owners did not find any benefit to the association and voted unanimously not to have the electric box moved.
- f. **Garage enclosure and general cleanup of garage.** The cost to enclosure the garage will be cost prohibitive. The costs could exceed \$30,000.00.
- g. **Projected Development of the Lot to the N of the Building.** Brian Gavin informed the members that the lot had been sold to the town of Telluride. The town's plans are to construct a building with commercial space on the first floor and eight (8) affordable deed restricted units on the second and third. Brian will keep the members informed as he receives information.
- h. **Other. Tim Cunningham's' deck.** Tim noted the ice continues to build up on his deck as well as on the sidewalk. It's unclear whether the snow melt is working in the sidewalk area. It was suggested that Stanfield Plumbing be contacted to check the snowmelt system to see if a zone was malfunctioning. Also, it was suggested that the Association pay for snow and ice removal in addition to the snowmelt system. The snow removal contractor should be able to remove the icicles and snow builds up. Brian Gavin will contact a snow removal contractor for pricing.
- i. **Monica Faxon's list for discussions.**
 - **Legal Address of Riverview** – 215 South Spruce on our deed, 220 South Spruce according to town records. Brian Gavin will look into the legal description and advise.
 - **Common space – “exercise room”** seems to be used as storage space for some unit owners/long term renters. Who has Access?
 - **Remove boxes, grills, old bikes from garage.** Brian Gavin has contacted his tenant and requested that the garage and exercise room be cleaned up.
 - **Procedures for long term tenants.** It was suggested that Judi Balkind send the owners of long term tenants a request of rules to follow. The

request will include the upkeep of any common area space, i.e. garage and exercise room, the use of the trash bins, recycle vs. trash, and quiet hours.

- **Fence or barrier to block unsightly tires, strollers, etc. from adjacent S. Spruce Street condo building facing our garage.** Judi Balkind will contact one of the owners of the building, Nicole Pieterse, and request a general clean of the area.
- **Dumpster at new Pacific Street building.** It was reported that the dumpster has been removed.
- **Repaint or replace “Riverview” sign.** Judi will contact Porcupine sign and request a bid.
- **Window cleaning including screens.** Judi will contact a window washing company and have the screens and windows done.

8. Adjournment.

Brian Gavin made a motion to adjourn the meeting. David Pratt seconded the motion. The meeting was adjourned at 12:00 p.m.

Respectfully submitted,

Judi Balkind, HOA manager