

DRAFT
GOLD BELT CONDOMINIUM ASSOCIATION
ANNUAL HOA MEETING

Wednesday, March 15, 2023 – 3:00 PM (MDT)

Zoom Meeting

Telluride, CO

Minutes

1. Roll call and determination of quorum (one vote per unit)
Quorum: Section 3.10 – Owners present in person or by proxy at any meeting of owners holding at least fifty percent of the votes in the Association shall constitute a quorum.
Owners present: Cristine Mitchell, Deep Creek 4 C1- C2, Kimberley Hoffman – R1, Nicole Major – R2, Suzanne James and John Johnson, - R3
Also present: Judi Balkind, HOA Manager
Kimberly Hoffman called the meeting to order at 3:05 P.M.

2. Approve/waive the notice of meeting
Cristine Mitchell made a motion to approve notice of the meeting. Nicole Major seconded and the motion passed.

3. Approve Annual Meeting Minutes of January 21, 2021
Kim Hoffman made a motion to approve the Minutes of Jan 21, 2021. Cristine Mitchell seconded, and the motion passed.

4. Elect Directors and Officers (Note: the board shall elect the officers) –One year terms
 - Kim Hoffman – ***President***
 - Cristine Mitchell – ***Secretary/Treasurer***
 - John Johnson – ***Vice President***
Cristine Mitchell made a motion to keep the same slate of directors. Kim Hoffman seconded. All in favor.

5. Unfinished Business:
 - a. Financial Review 2021
Kim Hoffman made a motion to approve the 2021 financials as presented. Cris Mitchell seconded. All in favor.
 - b. Financial Review 2022
Nicole Major made a motion to approve the 2022 financials as presented. Kim Hoffman seconded. All in favor.
 - c. Nicole Major – Update on remodel – Nicole stated the remodel is finished

- d. New Signage – **Completed**
- e. New alarm panel and ACS system from Vyanet Security - **Completed**

6. New Business:

- a. Approve Budget for 2023 - Increase needed
Kim Hoffman made a motion to approve the 2023 Budget with the increases as suggested. Cristine Mitchell seconded, and the motion passed. Kim Hoffman made a motion to approve a \$100/month for Cris to pay for a parking space. John Johnson seconded – all in favor. Effective April 1st, 2022.

John suggested timers and motion sensors to the buildings – look at heat tape – maybe LED lighting.

Concrete is heated in the parking area.

Turn off heat tape breakers

- b. Maintenance & Repairs – list of maintenance & repairs that need to be attended to:

- Inspect roof/heat tapes and gutters.
- Check all heat tapes and snow melt breakers- shut off in April
- Above the door – grate across – mesh – not over by the cars

- c. IRS – motion for excess income
- d. Governor Polis Bill signed in April 2022 – HOA to adopt governing policies – ***Kim Hoffman made a motion to approve the policies. Josh Johnson seconded the motion. Motion passed unanimously.***
- e. Discussion on a Reserve Study – Kim Hoffman suggested not getting a reserve study completed. Tabled for later.
- f. Discussion on Parking – Cris Mitchell would like to be reimbursed \$100/month
- g. Discussion on GCE and LCE usage. Cris Mitchell wanted to get clarification on GCE and LCE for usage. There is still a space filled with Marta’ boots and landscaping items. Old fireplace mantel, garage, all the light bulbs are out, Spring cleaning for the basement – everyone will help.
- h. Other: Trash receptacle bear proof – in the alleyway – cover
Cris has a plan to do that – place to build it below C2 window – maybe by C1 – can’t have trash enclosure where the meters are.
Should be 5 bins –
Contact Anita Cody a call to clean up alleyway of snow.
Hotel Telluride drains the hot tubs into the alley
Kim Hoffman would like a trigger light for the front door.

7. Adjournment. ***Nicole Major made a motion to adjourn the meeting.***