

*APPROVED 03/24/22*  
**BOOMERANG LODGE CONDOMINIUM ASSOCIATION**  
**ANNUAL MEMBERSHIP & BUDGET MEETING**  
**December 10, 2020, 3:30 P.M. (MST)**  
**BOOMERANG LODGE LOBBY – Telluride, CO 81435**  
**Zoom Link: Meeting ID#:**

AGENDA

1. Roll Call, Determination of Quorum and Call to Order.  
**Owner Members Present on Zoom call:** Sandy Kryle (Unit 5), Kelly Bynum, (Unit #6), Joy Jenkins (Unit #7), and Robert Currance (Unit 8). Peter Glick (Unit 9) Ricki Mikkelsen (Unit 10) Brynn Beam (Unit 11), and Diana Kyster (Unit 12),  
**Also present:** Judi Balkind, HOA Manager  
**Owner Members Present by Proxy:**
  - Cindy Greenwood (Units 1 & 2) Judi Balkind
  - Kere Frey (Unit 3) proxied Diana Kyster
  - Zach Bynum (Unit 4) proxied Kelly Bynum
  - William Baird (Unit#13) proxied Diana Kyster
2. Motion to Approve/Waive Notice of Meeting. – *Diana Kyster made a motion to approve the notice of the meeting. Sandy Kryle seconded the motion and motion passed unanimously.*
3. Reading and Approval of the Minutes of the October 4, 2019 Annual Membership Meeting. *Diana Kyster made a motion to approve the minutes as presented. Sandy Kryle seconded and the motion passed.*
4. Reports of officers. N/A
5. Reports of committees. N/A
6. Election of Directors.  
-Diana Kyster – Term Expired  
-Sandy Kryle – 1 year remaining  
-Kelly Bynum – 2 Years remaining  
*Sandy Kryle made a motion to nominate Diana Kyster as a Director. Peter Glick seconded the motion. All in favor and motion passed unanimously*
7. Unfinished Business.
  - a. Financial Review 2019/2020 (March 1, 2019 to Feb 29, 2020) *Diana Kyster made a motion to approve the financials as presented. Sandy Kryle seconded and motion passed unanimously.*
  - b. Hot tub use:
    - after hours – replace lock with a timed lock – **Completed**
    - Closed due to COVID until further notice Discussion ensued. The members were notified that the San Miguel County was currently in Code Red. The members agreed to keep the hot tub closed until further notice.
  - c. Painting of atrium and hallways, walls and ceiling only, estimate \$23K (see below)
  - d. Change out – trim piece of canned lights and switch to Flood LED lights. **Completed**
  - e. Sidewalk: demo and install new concrete to damaged sidewalk; special assessment –**Tabled until April 2021 – NOT Completed** - A Bid from Preston Carver Concrete which does not include the \$5K bond with the town. 25K (see below)
  - f. Atrium windows: needs replacement, estimate is \$21K bid from Sun Glass Cortez (see below)
  - g. Garage drywall repairs – Estimate is 3.5 (see below)
8. New Business.
  - a. Review:
    - Financials Year to date – March 1, 2020 to November 30, 2020. The financials were presented to the members. No further questions

- Approval of Proposed Budget & Dues FYE 2021/2022. The 2021/2022 budget and dues were presented with no change in the dues. **Robert Currence make motion to approve the HOA operating dues to remain the same as the previous year before but wants to discuss the reserve funding. Kelly Bynum seconded the motion and motion passed unanimously.** (See: Other for additional motion on reserve) .
  - Removal of rental of housekeeping closet – damage to common area and trash issues. Discussion ensued regarding the rental of the housekeeping closet to Accommodations in Telluride. The members noted damage to the common areas, i.e. dragging of products up the stairs and damage to the carpet treads and the repeated issues with overflowing trash and boxes. **Kelly Bynum made a motion to terminate the rental of the housekeeping closets to Accommodations in Telluride. Ricky Mikkelsen seconded the motion. A vote was taken – Sandy Kryle voted against and all other members voted for. The motion passed.**
- b. Atrium –Fire place – repairs needed – Bids were presented – Discussion ensued about looking at other options perhaps using propane. The members agreed to table this and obtain more information. A committee was formed with Peter Glick, Robert Currence, and Diana Kyster to research alternatives.
  - c. Unit Window replacements options – Bid from Sun Glass Cortez –Discussion ensued regarding changing out Unit owners windows. Question posed was should an owner be required to change out all of the windows in the unit OR will they be allowed to do it piece meal. A suggestion was made that the owners should change out a bank of windows vs. just one window at a time. A committee was formed of Sandy Kryle, Brynn Beam and Diana Kyster to look into Environmental Grants and determination of an approved window.
  - d. White House Repairs: Update – repairs were completed –It was noted to the members that the White House repairs have been completed. Sandy Kryle noted that the Boomerang Lodge HOA will not know how well the work to be performed functions for several months (page 5 of the agreement). Once the HOA is satisfied the deposit will be returned per the agreement.
  - e. Update on balconies – Unit #11 – **Completed**, Unit #9 – **Completed**.
  - f. Lobby furniture – discussion on new couch and chairs (2009) It was noted to the members that the couch and chairs in the lobby are looking old and worn. The members suggested tabling this for the future.
  - g. Trash – constant issues – Should a trash shed be built, is so where – Discussion ensued. At this time, the members are requesting that all owners notify their property managers and tenants of the rules for the trash and recycling. The trash enclosure is tabled for the future.
  - h. Other:
    - Electrical cars using the common area electrical outlet – should we charge them? Discussion ensued. The draw is low, it’s negligible on a 110 volt, draws 12 amp. The members agreed to monitor the situation. Table for later Level two charger
    - Reminder – No smoking on decks
    - Dogs running around in back yard –The members were asked to monitor their dogs at all times and refrain from allowing unattended dogs in the yard.
    - Items left in hallways and common areas – The members were reminded that unwanted items should not be left in the hallways or common areas, and proper disposal must be at the owners expense not the HOA.
    - Barbeques in the back yard – clean them up. There are a number of barbeques in the back yard area, if they don’t belong to anyone then they will be disposed of.
    - Review of all the projects: The members discussed the list of capital projects needed for the HOA and determined the priority list as follows:
      - #1 - Concrete – new sidewalk: 25K
      - #2 - Atrium windows: 21K
      - #3 - Painting of atrium: 23K
      - #4 - Fireplace - TBD
      - #5 - Trash Enclosure: TBD
      - #6 - Garage painting and repairs – 3.5K

***Kelly Bynum made a motion repair the concrete sidewalk now. Diana Kyster seconded the motion. Robert Currence made a motion to fund the sidewalk with a special assessment of \$25,000 and bump the reserve to 25% of the 2021-22***

*operating budget. Kelly Bynum seconded the motion and a vote was taken. The results were 10 for and 3 opposed to the motion, so the motion passed with a majority vote.*

9. Adjournment. Diana Kyster made a motion to adjourn. Peter Glick seconded the motion and meeting was adjourned.

Respectfully submitted,

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