

## 2019 MINUTES OF OWL MEADOWS HOA

Date/Time: December 11, 2019 at 6:30 PM (MST)  
 Place: Wilkinson Public Library, Telluride, CO

Attendance:

<u>Unit #</u>	<u>Owner</u>	<u>In Person or Proxy*</u>	<u>Via Phone</u>	<u>Proxy* to</u>
1	Tricia Maxon	Yes*		Teddy Errico
2	John Gustafson	Yes*		Teddy Errico
3	Dennis & Donna Basler	Yes*		Teddy Errico
4	Andi Alexander		Yes	
5	Peter and Mary Moglia			
6	Robert & Jena Atlass		Yes	
7	Sandra Dubois	Yes*		Teddy Errico
8	Kim Hanley	Yes*		Teddy Errico
9	Teddy Errico	Yes		
10	Leigh Anne Baxter			
11	Scott & Patricia Ward	Yes*		Teddy Errico
12	Naomi & Robb Hirsch	Yes*		Teddy Errico
13	Steve Gumble	Yes		
14	Peter & Kristine Nostrand		Yes	
15	Robert & Laurie Mallis			
16	Stuart & Suzanne Guthrie			
17	Kim Risner	Yes		
18	Kevin Parke	Yes*		Len Metheny
19	Steve Gabriel	Yes		
20	Len Metheny	Yes		
21	John Harrington		Yes	
22	Tim Moore		Yes	
23	Victoria & Eric Crawford	Yes*		Len Metheny
24	Tom Restaino			
25	Marybeth Gudal	Yes*		Len Metheny
26	Christopher May			
27	Ashley Preisinger & Brian Daily		Yes	
28	Edgars Maris Sturans Trust	Yes*		Len Metheny
29	Don & Melissa Manning			
30	Steven Dominguez		Yes	

Attendance Summary:

In person: 5  
 Via phone: 7  
 Via Proxy: 11  
 Total: 23

Also in Attendance:

Judi Balkind of Jarmik Property Management  
 Anita Cody. Property Manager

Quorum Met: Yes

Roll Call by: Teddy Errico

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Len Metheny made a motion to waive the reading of, and to approve, the 2018 minutes. The motion was seconded by Steve Gabriel and was approved unanimously.

### Existing & New Business:

- **2019 Financial statements to date.** Financials were explained by Judi Balkind and approved unanimously. Judi mentioned that the common area electric bill had approximately doubled from that of 2018 due to (1) the final phase units having come online and (2) the additional roof heat tape, and (3) the exceptionally high snowfall experienced over the past year. Steve Gumble asked about CD interest and taxes paid on same. Judi explained that taxes are paid annually on the HOA's CD interest. Len Metheny explained that the HOA owns a CD ladder through US Bank upon which it receives interest. Judi Balkind volunteered to explore CD rates with other banks. The 2020 Annual Budget, presented to members prior to the meeting, was explained by Judi Balkind. Len Metheny made a motion to approve the 2020 Budget. Steve Gumble seconded the motion. It was unanimously approved, with the understanding that the reserves and dues would remain the same in 2020 as in 2019.
- **Reserve Report:** Andi Alexander asked if the HOA intended to commission a reserve study. Discussion followed. Teddy suggested that the issue be deferred until the 2020 annual meeting, at which time the HOA might decide to commission such a study during either 2021 or 2022.
- **Christmas Lights:** Andi Alexander raised the question of whether the HOA should erect Christmas lighting along the Mahoney street frontage. Teddy pointed out that doing so would be difficult because of the existing snow and that owners of street-frontage units might object to the lights being visible from their windows. The subject was dropped.
- **SWAP:** Teddy explained that the Town Council is considering developing affordable housing and parking structures in the southwest part of town, which would impact Owl Meadows' neighborhood. Anita Cody explained that a coalition of area HOAs has been formed to make suggestions on SWAP to the Town. Teddy encouraged HOA members to follow the progress of the SWAP process and express their opinions and concerns to the Town officials. Andi Alexander volunteered to explore joining the coalition of HOAs on behalf of Owl Meadows.
- **Parking:** Teddy reminded members that on-site parking outside of garages is prohibited. He asked that owners convey the property parking regulations to their tenants and invitees.
- **Fencing & Permanent Signage:** Teddy expressed the need for a permanent property (project name & address) sign at the driveway entrance on Mahoney. He said that he would pursue the design and installation of such a sign with the project landscape architect. There was discussion of whether there should be a low height wrought iron fence along the Mahoney frontage. One was included on the site plan for the new building housing units #1 & 2, so there is some pressure from the Town to install that segment of fencing. The question was discussed as to whether to extend such fencing along the entire Owl Meadows street frontage. It was decided that the question would be discussed with the owners whose units are located along the street frontage and an

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effort would be made to reach a decision. The question was also raised as to whether members wanted to have a fence along the north property line. Some discussion followed, but no decision was reached. Len Metheny commented that since fencing had been included on the Town-approved site plan, Erik Flora, the developer, should have escrowed funds for that purpose.

- **Grass Pavers:** John Harrington pointed out that the intent had been expressed at the 2018 annual meeting to pursue replacement of the existing grass pavers with solid pavers in order to eliminate the muddy situations that exist in those areas in periods of rain or snow. Teddy pointed out that such a change should be done after securing Town approval. He said that he would ask the project landscape architect to pursue Town approval of replacing the grass pavers with solid ones.
- **Concrete Pad for W. Trash Enclosure.** John Harrington and Len Metheny pointed out that Erik Flora had promised to pour a concrete pad under the W trash enclosure prior to completion of the latest phase of construction. However, he had not followed through with construction of the pad. Teddy volunteered to pursue having Erik either build, or pay for, the subject concrete pad.
- **Maintenance:** Anita Cody presented the maintenance report, noting that the painting of Buildings 2 & 4 had been completed during the summer; that heat tape on Building 2 had been replaced during the past year at a cost of \$10,600 and that a roof leak over either Unit 5 or 6 had been repaired
- **Bird Mitigation:** As bird mitigation had been discussed at the 2018 annual meeting, Anita Cody had received two quotes for alternative solutions to the problem. The quotes were for \$15,000 and \$30,000, which she considered to be prohibitively expensive. Rather, she had had painters apply bird repellent caulking under the eaves of the buildings. She said that this solution seemed, preliminarily, to have reduced the amount of bird nesting but expressed the opinion that the results will need to be monitored for a time in order to determine if the caulking is proving to be a permanent solution.
- **Boilers:** Anita stated that one of the boilers has been malfunctioning periodically. She has a plumber trouble-shooting the problem but he has not yet determined the cause or the cost of a potential fix.
- **Directors:** Teddy Errico, John Harrington, Steve Gabriel, Len Metheny and Kim Risner were nominated, and unanimously elected by the members, to serve as the board of directors for calendar 2020. Teddy, John and Steve were further elected to serve as President, Secretary and Treasurer, respectively.
- **Adjournment.** As there appeared to be no further business to be discussed, Len Metheny made a motion that the meeting be adjourned. His motion was seconded and unanimously approved by the attending members.