

**SILVER JACK OWNERS' ASSOCIATION  
ANNUAL MEMBERSHIP AND BUDGET MEETING  
November 10, 2020, 6:00 P.M. (MST)  
Telluride, CO 81435**

MINUTES

- (a) Roll call, determination of quorum and certification of proxies.  
**Ross Herzog called the meeting to order at 6:06 P.M.**
- (b) Motion to approve/waive notice of meeting.  
**Ross Herzog made a motion to approve notice. All in favor.**
- (c) Review and approval of the Minutes of the last meeting.  
**Lance McDonald made a motion to approve the last meeting's minutes as presented.  
Ross Herzog seconded. All in favor.**
- (d) Reports of officers and committees - None
- (e) Election of Directors – Directors shall serve for one –year terms.  
Election of three (3) Directors:
- Unit 100 Lance appoints Ross Herzog- Ross seconded, all in favor.
  - Class A units – (Ah Haa School) Richard appointed Nick as a representative. Nick seconded – all in favor.
  - Residential units. Kurt nominated Gracie Everitt for the residential. Sean Kearns seconded. All in favor.
- Note: the directors elect the officers.
- (f) Unfinished Business
- Review 2020 year to date financials.  
**Gracie made a motion to accept the financials as presented. Kurt Friedrich seconded. All In favor.**
- (g) New Business:  
Requested by Grace Everitt – Residential Unit Owner representative
1. Fire Plan, Annual Inspection Schedule & Maintenance of Fire Sprinklers, hallway extinguishers alarms, detectors and other items I'm not currently aware of. Dynamic Fire is on the schedule for an annual inspection in November (this is a common practice) – tabled for the meeting
  2. Elevator Cleaning -- proposed Town at its expense to also include disinfecting/cleaning the elevator at the same time they clean the public restrooms. Tabled for board meeting
  3. Snow removal
    - Ah-Haa unit 301 only has one "snow-removal" zone by the stairs (shared with residential unit 302), and this is also the only access to the roof that I'm aware of. Thus, we should deter both from using that zone to remove snow in case that access is needed for roof snow removal. Residential unit 302 has another option, however, 301 has no other place

to put their snow. We believe this is due to a Shaw not following the original building specs (map showed snow removal spot bw unit 306 and 301, however, instead there is a very large snow removal bw 305 and 306). Thus, due to the change of building plans, unit 301 has a snow removal issue.

- What will the schedule be to shovel sidewalks? What other areas are included in the snow removal? Accordance
  - What will the schedule be to shovel the roof?
  - Shaw warranty suggested we install snow fences on the north side of the roof. Board meeting
5. Outdoor ceilings - by west entrance, stairwell landings and carport ceiling - made of drywall and not ideal for outdoor. We are already seeing ice build-up and water damage under the outside stairwell landings. Jeramy with Shaw recommended painting the dry wall with waterproof garage floor paint every 3-5 years. Tabled for board meetings
6. Public Works
- Any updates on the water pressure and hot water delay? Residents still having water delay – **Ross will look Public looks at boiler.**
  - Trash and recycle bin installed outside of Ah-Haa on NE corner of Pacific-Fir for public use. Tabled for board
7. Phase 3 electric meters - residents propose we replace the commercial grade meters for residential grade meters. SMPA voted against changing the fee for us. Residents pay an additional \$210 per month, \$2,520 annually for the access fee alone. Moreover, as a result, Residents are also paying a higher Telluride City Tax 4.5%, 115 KV Line Surcharge @3.5%, Franchise Fee Telluride @ 3%, and possibly increased roundup fees on every bill. Thus it is costing more like \$2,800 annually.  $[2,520.00 \times (4.5\%+3.5\%+3\%)]= \$277.20$
- Option A - we replace the meters
  - Option B - Town or Ah-Haa or both pay the difference
- Tabled for board Grace noted –filed formal complaints – still treating like commercial units. Priority issue for residential.
8. Residents currently using Ah-Haa's trash storage area. By what date do we need to move residential bins into the residential trash zone? By what date does Ah - Haa need the HOA to order trash bins for them (currently only the residents have trash bins which are in Ah-Haa's area). Tabled for board
9. Ah - Haa building schedule
- Is there a current schedule that we can put residents on notice of? Especially for unit 302 with regards to roof access, as well as units affected by duct and painting in residential hallways.

- Confirming residents will receive 72 hours' notice prior to the work affecting common areas, like resident hallways and alley access to carport, elevator, stairwells, etc.? Tabled for board meeting ask for a timeline from Ah Haa school. It was noted I would be an 8 month time frame.
- Ah haa will provide a master schedule to the residential owners.

10. Sidewalk bike racks for Ah-Haa patrons? Where will Ah-Haa's guests park bikes? Currently, non-resident bikes are being parked in carport sports. Residents want to prevent cars being damaged by non-resident bikes falling over and/or parking spots blocked by non-resident bikes. It's probably a good idea for the building to establish a policy, in the event these bikes turn out to belong to an Ah-Haa guest.

Public rights away

11. Bike storage for residents

- Can we drill into the carport walls or ceilings to hang bikes?
- Resident Lindsey Mills proposes a lock-off cage in the garage. She is formalizing that proposal in preparation for the meeting. Tabled for the board

12. Security – tabled for later

- Are the public bathrooms locked during the evening? Or do we keep them unlocked despite the possibility of folks sleeping inside?
- Install camera or motion-sensored lights to deter vandalism, urination and accessing outside stairwells (that have deck access to resident units)
- Outdoor Boxwood Hedges to provide privacy and safety for residential units (similar to what is on the National's roof)

1. <https://www.artificialplantsunlimited.com/hedges/boxwood-sp.html>
2. Resident 306 and Unit 301 (the hedge would have to be on Ah - Haa'S side)
3. Resident 302 and Unit 301 (in between is the snow removal area that provides access to the roof?) We would want the hedge to deter people from accessing the roof from 301 as well as provide privacy to 302 (the hedge would have to be on Ah-Haa's side)
4. Resident unit 304 deck can be accessed by the outdoor, north side stairwell. One hedge would be used along the railing of the north-east snow removal zone.
5. Resident unit 303 deck can be accessed by the outdoor, north side stairwell. A shorter hedge would need to be installed along the common wall next to the stairwell.

- Signage - residents propose we obtain signage to prevent Ah-Haa or other public guests from accessing residential hallways either from public stairwells or from commercial units.
  1. Signs for Ah-Haa unit doors (2 doors) stating not an exit, for example, to prevent Ah-Haa guests from using residential hallways to ingress/egress units 201 and 301.
  2. Bathroom and exit signs for Ah-Haa guests, so they don't wander looking for bathrooms or exists
  3. Signs inside west-side stairwell to residential hallways (2nd and 3rd floor), stating something like do not enter or private area etc.
  4. Sign inside elevator requesting patrons to wear masks
- 5. Table for board
- Elevator and Door Access Codes – tabled for board
  1. Different codes for AH-HAA and residents
  2. No access for Ah-has to door codes on outside, north-side stairwell; only residents have codes to the 2nd and 3rd floor doors.
  3. How often can we change the codes?

13. Sound ordinance requirements. Tabled for board meeting Nick submitted is bound to a construction mitigation plan subject to town ordinances and must live by it.

- Request that Ah-Hana, its invitees and guests, be put on notice of Town ordinance rules, Section 7-2-20. All noise should be limited to the hours of: 7:00am-9:00pm. That excessive, unnecessary or unusually loud noise” be defined as any noise that exceeds 60dB (moderate not loud).
- Moreover, establish a process for us to privately resolve any violation before we escalate the matter to the Marshall. In addition to violation, what procedure to follow if an Ah-Haa invitee or guest should him/herself:
  1. Pollute or otherwise cause damage to common areas, limited common areas and residential units.
  2. Cause injury to residents, tenants, resident or tenant guests or invitees, and resident animals.
  3. Otherwise become a public nuisance as defined by 7-1-10.
  4. What remedies in the event of multiple violations.

14. Attic stock of left over materials. Currently being stored off-site. What is the plan for storing the extra siding, stones etc? extras supplies – stoves, etc. tabled for board meeting.

15. Annual Maintenance Requirements to maintain Warranty standards. What is the process for making sure we don't fall behind? Who is responsible? Few items mentioned by Jeremy with Shaw Warranty:

1. HEAC Filters should be cleaned twice a year and replaced twice a year
2. Roof requires annual maintenance in March or April?
3. Rusting on indoor and outdoor railings (already occurring)
4. Fire inspection
5. Elevator inspection
6. Dry vents – each unit has its own system – autonomous system air exchange system.

Tabled for board meeting

(h) Miscellaneous Business:

1. Manager's Report – Jarmik Property Management

- Set up website with HOA documents - requested
- Establish guidelines for reporting issues
- Discuss 2021 budget and dues (many requests for additional bids etc) board meetings
- Wednesday – 18<sup>th</sup> – 8:00 am

(i) Adjournment:

***Ross Herzog made a motion to adjourn the meeting. Gracie Everitt seconded. All in favor.***