

**CORNET CREEK #4 HOMEOWNERS ASSOCIATION  
MINUTES OF  
SPECIAL MEMBERSHIP MEETING  
120 South Pine Street, Suite #201 Telluride, CO  
January 14, 2015  
10:00 A.M.**

The annual membership meeting of the members of the Cornet Creek #4 Homeowners Association was held on January 14, 2015, at 10:00 A.M., at the office of Jarmik Property Management, Inc. in Telluride, Colorado.

**1. Calling of Roll and Certifying of Proxies.**

**Owner Members Present in Person or via Conference Call:** Michael Vranka (Unit 401), Joe Carena and Dan Lynch (Unit 400), Mike Walker (Unit 202), and Bill Coppola (Unit 403) and David Hunter (404).

**Also Present:** Judi Balkind, HOA Property Manager

Judi Balkind called the roll and a quorum was deemed present and the meeting was called to order.

**2. Motion to Approve/Waive Notice of Meeting.**

**David Hunter moved that adequate notice was given of the meeting. The motion was seconded by Dan Lynch. The motion passed.**

**3. Unfinished Business.**

- a. **Review 2014 Financials.** The 2014 reflected income of \$449.58 before other income and expenses.
  - Other Expenses: Repairs from frozen water line – Controlled Hydronics and San Miguel Building and Spa. – (Discussion of payment below).
  - Other Expenses: Carpet replacement was approved at the annual meeting and funded from the Reserve account. Mike Vranka asked if the “There Bar” could use the closet in the upstairs hallways for dry storage and reduce the constant traffic on the back stairwell. Discussion ensued and noted.

**4. New Business.**

- a. Recap of water outage episode(s). Discussion ensued regarding the water line freezing and affecting the 3 units, commercial space Unit 400 occupied by the ‘There Bar’, Mike Vranka’s Unit 401 and Mike Walker’s Unit 402. Mike Walker expressed frustration with the length of response time. It was noted to Mike Walker that the scope of the problem was first identified as a unit issue not an HOA issue. When determined it was an HOA issue, prompt attention for repair was taken.
- b. Revised response and space access provisions in case of future problems (see f).
- c. Remedial steps in restaurant space to protect pipes, prevent future problems. A bid was presented from Chris Tooker, Tooker electric for the installation of 2 baseboard heaters in the “There Bar” space. Discussion ensued. Dan Lynch informed the owners

he would review this bid with his partner Joe Carena and proceed with the next steps to heat the commercial space Unit 200.

d. Responsible party to pay for all repairs. It was noted to the members the water line affects three units and therefore a common area pipe. Discussion ensued. **David Hunter made a motion to pay the Invoices from Controlled Hydronics and KOP Enterprises dba San Miguel Building and Spa from the HOA's reserve account. Mike Vranka seconded the motion. Vote was taken. Mike Walker dissented on this motion. All others were in agreement and motion passed.**

e. Responsible party to pay for all losses by affected parties. (see above).

f. Response and status updates from HOA. Discussion ensued regarding access to all units and a contact list of for all units including their property managers. **Mike Walker made a motion have a committee which would come up with a recommendation for a rapid response including a list of contacts for each Unit and a central location for keys to access each unit. Discussion ensued. Dan Lynch, Mike Walker and Mike Vranka agreed to serve on this committee. David Hunter seconded the motion and motion passed unanimously.**

g. Vandalism/disturbance on NY's eve at 401 & 402, and resulting damage. It was noted on New Year's Eve a drunken male tried to get into Unit 402. The male broke the window in the common area hallway on the third floor and tried to kick in the door to Mike Walker's unit. The guest called the police, police arrived but did not arrest the male. Judi Balkind contacted Chuck's glass in Montrose Colorado to assess the window and schedule to repair it. Judi also has been to the Marhsall's office twice and spoke in person to Sargent Wilson regarding this incident. Sargent Wilson stated the police officer on duty that evening, Christine Sardoval did not arrest any individual and therefore no information on this male was available. Since the window located in a common area the repair will be paid for by the HOA.

h. Thermostats set at 60 degrees during the cold winter months – (BlueSky restoration suggestion). It was noted to the members that all units' thermostats should be set at 60 degrees during the winter months. David Hunter mentioned he replaced his thermostats with new electronic ones which enable one to set a "minimum" temperature and the new thermostats work better and are more precise then the old "turn" knob ones.

i. Access to all units. Discussion ensued regarding access to all units. A suggestion was made to have a lock box located on the property with all keys in the lock box similar to the "Knox" box used by the Fire Department.

j. Owners correspondence between tenants and guests. Tenants/guests should be dealing with the owner or individual property manager not the HOA manager. It was noted to the members that any issues from the tenants and/or guests should be dealt with by the Units' property manager or owner NOT the HOA manager. The HOA manager will be dealing with building issues specific to the common area and not the issues dealing with the individual units. If the HOA manager is contacted for non-related HOA issues, the manager will bill the HOA for additional time not included in the monthly management fee.

**5. Other – Next meeting date: TBD in March 2015.**

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6. 9. Adjournment. There being no further comments, **Michael Vranka moved that the meeting be adjourned and Bill Coppola seconded the motion. The motion passed.**

Respectfully submitted,

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By: Jarmik Property Management, Inc.  
Judi Balkind, Cornet Creek # 4 HOA Manager