

**DRAFT**  
**CORNET CREEK #4 CONDOMINIUM ASSOCIATION**  
**ANNUAL MEMBERSHIP & BUDGET MEETING MINUTES**  
**August 8, 2019 at 4:00 P.M. (MDT)**

1. Roll Call and certification of proxies. Bill Coppola (Unit #403), Tesha Karnchanakphan (400), Mike Vranka and Nishieni Gandhi (401), David Hunter (404) and Lance Warren (402). Quorum was met and meeting was called to order.
2. Proof of notice of meeting or waiver of notice.  
***Mike Vranka made a motion to approve notice of the meeting. David Hunter seconded and motion passed.***
3. Reading and approval of the Minutes of Annual Members meeting of Oct 5, 2017.  
***David Hunter made a motion to approve the minutes from the annual meeting of October 5, 2017. Mike Vranka seconded and motion passed unanimously.***
4. Election of the Executive Board – One Year Terms
  - a. Election of three board members; Current board members:
    - Bill Coppola – President
    - Mike Vranka – Secretary/Treasurer
    - Tesha Karn – Vice President  
***David Hunter made a motion to keep the Board Members the same, Lance Warren seconded and the motion was accepted by all members. Officers will remain the same.***
5. Reports of officers. n/a
6. Reports of committees. n/a
7. Unfinished Business.
  - a. Review 2018 Financials. ***David Hunter made a motion to accept 2018 Financials, Tesha Karn seconded, all in favor and the motion passed.***
8. New Business.
  - a. Review and discuss proposed 2019 Budget – Judi discussed the increase in water and sewer, per the Town increases. Reserve currently is \$16,000. ***David Hunter made a motion to approve the 2019 Budget and an increase in the reserve from 10% to 20% of operating dues. Lance Warren seconded that the reserve portion of the dues will be increased for the last quarter, Oct-Dec, 2019, all in favor and the vote passed unanimously.***
  - b. Staining of Building – Bid from H & M was \$34,300 all inclusive, brush installation, as well as drywall repair. Judi updated the membership on options of staining versus painting. Discussion ensued. Judi will get a second bid for staining of the building with a possible completion of either this Fall, October or next Spring, April/May 2020. ***David Hunter made a motion to have the building painted all at once, either this off-season or Spring, with a special assessment to pay for it. Tesha Karn seconded the motion passed all in favor.***
  - c. New metal panels installed; will be painted to blend in to rest of building.
  - d. Bid for building repairs from San Miguel Building and Spa Maintenance Company for some of the smaller items need to be addressed. ***David Hunter made a motion to accept the bid from San Miguel Building and Spa Maintenance Company for the needed repairs in***

***the amount of \$2,194.00. Tesha Karn seconded the motion and motion passed unanimously.***

- e. Roof repair –bid for roof repair: Judi updated the membership regarding the repairs needed; nails reset, flashing, ice dam each winter. Discussion ensued.
- f. Rental companies – education for housekeepers on disposal of trash
- g. No Smoking: Town of Telluride regulations are, no smoking within 15 feet of any building. Tesha indicated that she has discussed this matter with “There” bar.
- h. Other:
  - New Motion Detectors - in the drive way; end of carport, right hand side corridor between the front and back units, needs a motion detector. Discussion ensued. Judi will have the maintenance crew check the existing detectors to be sure they are working and replace any that are not functioning properly.
  - David Hunter – put a power light sensitive light up. Currently have 2 in front of garbage and 4 in the garages, to help with illumination. These lights are light sensitive, not motion sensors. Discussion ensued.
  - Florescence lights need replacing; ill fitting, too bright for space, not needed. Discussion ensued. Fuse box needs to be checked and tested to determine what is running through that fuse box. Investigate new lighting, possibly solar LED lights, for trash area and “There” bar area.
  - Issue with pipe that froze last winter and servicing “There” bar and other units; need plumber to address this issue and repair prior to next winter.
  - Look at new plug in location for heat tape for “There” bar that is currently plugged in with extension cord, need electrician to address this.
  - Lights in the area.
  - Garbage area smells and concrete is dirty. Johnny has cleaned the concrete and the door as well; David noted things are a bit better since then. Discussion ensued. Judi recommended that we have Johnny power wash the area once a month to keep it cleaner.
  - Drywall damage outside of building: will be addressed prior to painting/staining.
  - Interior wood sills need repainting
  - Parking issues – the members asked to notify their property managers to let them know that there is only one car per unit allowed and vehicles must be parked in their garage spaces and not in the common area. Discussion ensued.
  - Bike Rack: it is broken. Discussion ensued. A new one will be purchased.
  - Landscaping: Request that we have the Landscapers come once a year to clean up in the Spring.
  - Trees: One of the front trees hits the building; tree in back is latched to keep from hitting building. Discussion ensued. Back tree, not sure whose property it is on or who would be responsible for it, David indicated that he would check with the Town to determine who owns it.
  - All members agreed to share their contact information with each other.

9. Adjournment. ***David Hunter made a motion to adjourn. Tesha Karn seconded.***

Respectfully submitted,

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