

Draft
WILLOWS CONDOMINIUM ASSOCIATION, INC. PHASE I
ANNUAL MEMBERSHIP AND BUDGET MEETING
May 9th, 2019 @ 10:00 A.M. (MST)
Phone Conference

Minutes

Roll call, determination of quorum and certification of proxies. Tingate Jue, Peter Glaser, Jen DiFiore and Judi Balkind

1. Motion to approve/waive notice of meeting.
Tingate Jue made a motion to approve the notice, Peter Glaser seconded and the motion passed.
2. Reading and approval of the Minutes of the March 15, 2018 Membership Meeting. Tingate Jue approved – Peter Glaser seconded
3. Election of Directors
 - One year term- Charles Glaser – (Secretary/Treasurer) open
 - Two year term- Tingate Jue (President) – One year remaining
 - Three year term- Jen DiFiore (Vice-President) – Two years remaining

Note: According to the By-laws – Section 4.5: At the expiration of the term of each office of each representative Board Member, his successor and all Board Members thereafter shall be elected to serve a term of there (3) years.

Tingate Jue elected Charles or Peter for a 3 year term – Peter Glaser seconded.
4. Reports of committees – N/A
5. Unfinished Business
 - a. Financial Statement Review for FY 2018 – Discussion ensued, no further questions. Tingate made a motion to accept financials as presended. Peter seconded.
 - b. Proposed Special Assessment for the following repairs:
 - New Elevator door – Completed – Glasers paid 1/3 and Tingate Jue paid 2/3 of the cost. Jen DiFiore was note required to pay for this expense. \$2,059.84
 - New Keypad lock – Installed – Mr. Lock for \$952.16
 - Stairway paintings – Completed - Rich Hodgins - \$1,665.00
 - Master/Vyanet – installation of new smoke detectors - \$891.90
6. New Business
 - a. Proposed Budget Review FY 2019 – increased Town of Telluride water & sewer rates beginning March 1st. The members agreed to evaluate after the 3rd quarter.
 - b. Special assessment for a fire control panel, annunciator, smokes – bid from Vyanet – It was noted that the 2-28-19 fire inspection the annunciator – fire panel were not working. The members agreed to use the capital reserve funds to replace. One bid – received by Vynaet – second one will be received from Superior alarm (hold) .
 - c. Exterior Window washing – scheduled for mid-June before Bluegrass

d. Power washing of garage – hold until Jen DiFiore’s remodel is complete – Jen DiFiore to inform when the power washing can be completed.

e. Cleanout of closets & garage. – Town is holding the Annual spring cleanup on May 17th and 18th – hazardous waste such as paint, etc., can be disposed of for a small fee.

What if anything can be cleared from the garage closets? The owners are asked to identify what is to be removed. Ask owners what needs to be removed.

f. Other. Lights above the door, need adjustment of motion sensor.

Exterior staining, will not be done for a couple of years but should stain the exterior doors. Jen has a preferred vendor to use for staining and we would like to utilize him.

7. Adjournment. Tingate made a motion to adjourn. Jen Difiore seconded the motion.