

**Minutes of  
Annual Membership and Budget Meeting of  
ETTA PLACE TOO HOMEOWNERS ASSOCIATION  
The Wilkinson Public Library, 100 West Pacific, Telluride, CO  
March 25, 2009  
12:00 p.m.**

The annual membership and budget meeting of the members of the Etta Place Too Homeowners Association was held on March 25, 2009, at 12:00 p.m., at The Wilkinson Public Library, 100 West Pacific in Telluride, Colorado.

**I. Roll Call, Determination of Quorum and Call to Order.**

**Owners Present in Person or on Conference Call:** Peter Corcoran (Units 101 and 102), Jim Brewer and Sarah Potts (Unit 103), Kate Schofield (Unit 104), Linda Hicks (Unit 105), Brendan Shine (Unit 106), Meg Keeley (Unit 107) and Carolyn Buck, President (Unit 111) Jerry and Ellen Esrick (Unit 113), Breon Allen and Elison Atkinson (Unit 114).

**Absent:** Monica Holley and Steve Spencer (Unit 108), Dick Vance (Unit 111) and Art Waldrop and Miles Cook (Unit 115).

**Owner Present by Proxy to Carolyn Buck:** Diana Serpe (Unit 110).

**Owner Present by Proxy to Judi Balkind:** Meg Keeley (Unit 107).

Judi Balkind, Homeowners Association Manager was also present in person.

Judi Balkind announced a quorum was present and President Carolyn Buck called the meeting to order.

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

**Motion was made by Linda Hicks to waive the notice of the meeting. The motion was seconded by Carolyn Buck and passed.**

**III. Reading and Approval of the Minutes of the Annual Membership Meeting of February 15, 2008 and Special Meeting of September 22, 2008.**

**Linda Hicks moved that the Minutes be approved as distributed with the one change noted by Meg Keeley – Meg was on the conference call for the special meeting. The motion was seconded by Carolyn Buck and passed.**

**IV. Reports of Officers.**

There were no officer reports to be given.

**V. Reports of Committees.**

There were no committee reports to be given.

## **VI. Election of Directors/Officers.**

Sarah Potts noted to the members that she did not wish to renew her position on the board. Carolyn Buck thanked Sarah for her great service, dedication and help with getting projects accomplished. Linda Hicks and Carolyn Buck stated they were willing to serve on the board. Discussion ensued. Alison Atkinson noted she would be willing to serve on the board. **Jim Brewer made a motion to elect Carolyn Buck, Linda Hicks and Alison Atkinson to the Board of Directors. Kate Schofield seconded and the motion passed.**

## **VII. Unfinished Business.**

### **A. Financial Statement Review FYE 2008.**

The year end Profit and Loss statement reflected a loss of \$5,000.14.

The expenses were over budget as follows:

- Snow removal – ground & roof - \$2,117.00 Extraordinary snowfall this season led to additional snow removal.
- Hot tub and pool repair – \$2,226.00 Hot tub cover, new lift, replacement of topside control, pool filters, replace pilot generator.
- General maintenance – \$5,808.00 – replace glass on window, install roof caps, secure loose siding, and roof maintenance.

The following were under budget:

- Administration expenses - \$698.00
- Taxes and Insurance - \$1,005.00

### **B. Relinquishment of easement.**

Carolyn Buck met with Julie McAfee who will be the next president of the Double Diamond HOA regarding the easement. Julie was presented with a copy of the easement documents and pictures of the survey stakes showing our property line. Julie is amenable to giving up the easement but needs to check with her board.

### **C. Completed Project Review.**

1. Bylaws amendment – completed
2. Ski locker removal – completed
3. Installation of gate next to Double Diamond. – Gate installed with a key pad lock. Double Diamond will lock the gate during the winter months.

## VIII. New Business

- A. **Proposed Budget Review FY 2009.** The 2009 budget and dues were presented with no change from the previous years dues. Linda Hicks made a motion to approve the budget and dues, motion seconded by Kate Schofield and passed unanimously.

B. **Proposed Project Review.**

1. Repaving front and rear sidewalks and replacing front ramp and stairs.

Following the discussions from previous meetings, it was agreed the HOA should go ahead and make revisions to the design for the front entrance and estimate the cost, then present the results to the owners. Discussion ensued. **Jim Brewer made a motion to allow the Board of Directors to obtain 3 competitive bids not to exceed \$20,000.00 to replace the front entryway, stairs and ramps. Jim Brewer authorized the board to pick a contractor on quality and reputation and move forward with this project. Kate Schofield seconded the motion and motion passed unanimously.**

2. Shore up floor of entry cubicle, replace rotted trim and electrical panel door.

Bids will be obtained for the maintenance issues above.

3. Replace torn heat tape with heated roof sheathing.

The heavy snowfall has lead to the breaking of the roof heat tapes. There may be an alternative with heated roof sheathing. Carolyn and Judi will meet with Telluride Roofing and obtain a bid.

4. Pool Repair.

It was noted to the members that Tub Tech, pool and hot tub maintenance company has reported a break in the in the underground return line – a temporary return line had been laid to allow for circulation of the pool. The board has presented the owners with three possible options:

- Option 1 – Repair pool, remove deck, raise pool floor, install dual SDK main drain, furnish and install new light, remove existing deck.
- Option 2 – Remove the pool, fill in the space and convert it to common usage area i.e. fire pit or fireplace, barbeque area with gas fireplace, maintain the current hot tub. Thanks to Elison Atkinson of unit 114, a contractor has just provided a rough estimate of an overall cost. For under \$50,000 he believes he could tear out the existing paved deck, break up the pool and fill it in, cover the entire surface with stamped concrete, install a five foot diameter fire pit with benches and a barbeque. To replace the hot tub would be another \$12,000. For another \$25,000 we could upgrade the materials, e.g., install a flagstone surface instead of stamped concrete. As a point of reference, the cost of fixing the pool and replacing the deck was approximately \$60,000 although that included over \$16,000 for an automatic pool cover and new heater that I don't believe would be necessary. The actual cost then would be closer to \$44,000.
- Option 3 – A combination of a pool and common usage area.

Discussion ensued. A vote was taken for one of the three options. Option #3 had the most votes with 56%. The board will review and make decisions.

## 5. Landscaping.

- *What to do about the walkway between Double Diamond and Etta Place Too.* Carolyn explained that both HOA's are concerned about the danger of ice and snow falling from Etta Place Too's roof. Ice removal is dependent upon noticing the ice and getting someone to remove the ice quickly enough. Double Diamond considered putting up a fence to prevent people from walking between the buildings during the winter. They put up webbing, which reduced the traffic between the buildings, but was not a complete solution to the problem because this year's snow completely covered the fence and people walked on through.
- *Moving the ski lockers.* Carolyn said that because of the danger of ice and snow falling on the sidewalk between Double Diamond and Etta Place Too, she would like to move the ski lockers, although there are not many options for where to place the lockers. She explained what had been discussed previously about where to place the lockers and the problems with the various places. She said Judi has called Buckhorn Geotech (Montrose) and Jack Gardner (local) to have them look at it; however, they have not done so to date. Nate said he might be able to find someone.

Discussion re placement of lockers, pros and cons of each place, repair of space where lockers are currently located.

- *Pool deck repair.* Discussion re cracks in concrete around pool. Missing pool tiles may be in pool shed and Charlie has been asked to replace the tiles when he drains the pool in the spring.
- *Woodwork around entrance windows.* The painters noticed that there was some rot in the trim. In the spring this will need to be repaired and painted.
- *Trimming trees.* The snow and ice this winter seems to have "trimmed" the trees naturally; however, the trees will be examined.
- *Painting stairwells.* Cleaning and touchup of the stairwells might help them last another year.
- *Swimming pool.* There are no problems yet, but it will cost a lot of money at some point. It is the original boiler. The heat exchangers, the pumps, and a number of other items have been replaced on the pool. Charlie previously estimated \$4,000-\$5,000 for a new boiler. Charlie didn't see anything wrong with the boiler at the time. Discussion about when to replace the boiler, what kind of boiler to purchase energy savings of new boiler.
- *Hot tub cover tearing.* Covers cost about \$400-\$500 and need to be replaced every couple years.
- *Planting area by back door.* Suggestion was made to pull out the existing plants/weeds and redo the area. Discussion.

*Trash shed.* Discussion re Etta Too having its own, smaller trash shed and placement options. It was decided to continue sharing the trash costs with Etta Place

There being no further business to come before the meeting, **upon motion made by Linda Hicks and seconded by Brendan Shine, the meeting was adjourned.**

Respectfully submitted,

Minutes of Etta Place Too Homeowners Association  
March 25, 2009

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By: Jarmik Property Management, Inc.  
Judi Balkind, Property Manager