

Approved – 9-28-2020

**PACIFIC PLACE HOMEOWNERS ASSOCIATION
MINUTES TO ANNUAL MEMBERSHIP MEETING
October 1, 2019, @ 11:00 A.M. (MST)
Office of Jarmik Property Management, Inc.
120 South Pine Street – Suite 201-5
TELLURIDE, CO 81435**

1. Roll call, determination of quorum and certification of proxies. Eric Whiteman –(Unit D) , Abhijeet Lele, (Unit A & B), Andrew and Suchitra Baker Unit C, Eric Cummings (Unit R), Cory Wideau (Unit E)
2. Proof of notice of meeting.
 - *Eric Whiteman made a motion to approve notice of the meeting. Eric Cummings seconded the motion and motion passed unanimously.*
3. Review and approval of the Minutes of the Special Meeting of December 18, 2018.
 - *Abhijeet Lele made a motion to approve the minutes from the Special meeting of December 18, 2018. Motion seconded by Eric Cummings and passed unanimously.*
4. Election of Directors. *Abhijeet Lele made a motion to nominate the following slate of candidates to be directors.*
 - *Cory Wideau*
 - *Eric Whiteman*
 - *Eric Cummings*
 - *Andrew Baker**Eric Cummings seconded the nomination and motion passed unanimously.*

Appointment of officers by the board. *Eric Whiteman made a motion to approve the appointment of the following officers:*

 - *Eric Cummings – President*
 - *Eric Whiteman – Vice President*
 - *Andrew Baker – Treasurer*
 - *Cory Wideau – Secretary**Eric Cummings seconded the motion and motion passed unanimously.*
5. Unfinished Business.
 - a. Review of 2019 Financials
 - Year to date Financials were presented, discussion ensued and no further questions.
 - b. Reserve Study
 - Judi Balkind will work on getting bids for a reserve study and will present to the

owners for review.

c. Deck Repairs, Unit C and Unit D

- Eric Whiteman reported that a contractor friend found a significant amount of water leaking into his unit. He discovered that Eric's interior threshold was never properly built and sealed, siding on South side of building is damaged, posts around the railing posts is not water proofed. In a week, replace threshold, tear tile off, reseal membrane and do other repairs. Eric Cummings suggested re flashing the ends of the deck, membrane above the concrete to flow out of the drain.
- Andrew Baker noted he had replaced some of the cracked tiles. Eric Whiteman noted he saw the edge of the deck was almost nonexistent and moss is growing. Andrew Baker asked to meet Eric Whiteman at his deck.
- Eric Whiteman suggested installing a rain gutter (U – shaped) and new siding on the Southside of the building.
- The siding will be an HOA issue –Judi Balkind will contact a carpenter to review and obtain a bid.

d. New tiles for common area entrance. Leo McNamara will be contacted to meet with Eric Cummings to remove the green tile and replace with a gray colored with texture – good grip.

6. New Business

- a. Review and approval of 2020 Budget and Dues this is tabled for a later date.
- b. Painting of interior hallways. A bid was submitted by Bill Demetre – Southwest Finishes for \$3,300.00 to paint the ceilings and hallways. Discussion ensued. The owners agreed to keep the color yellow. ***Abhijeet LeLe made a motion to approve the painting of the ceilings and hallways which bid is not to exceed \$3,300.00. Andrew Baker seconded and motion passed.***
- c. Touch up painting on railings – Units A & B. The members requested that Bill DeMetre be contacted to schedule the touch up paintings of railings and horizontal window sills around the units.
- d. Trash enclosure – Bear proof. Eric Cummings noted he has placed a bottle of ammonia, and moth balls on the top of the trash cans as well as installing a chain around the lids. This process has been effective and the members agreed to this until further notice. The owners agreed to notify their property managers of the rules in disposal of trash and recycle. The owners were asked to post this information in their rental units.
- e. Other
 - Eric Whiteman has leaks coming in through the skylights – southeast corner of the building. The roofer will be contacted to investigate.
 - Dynamic fire protection will be performing the suppression testing on Wednesday, October 2nd and all owners were asked to provide access to units.
 - Sleds/bikes/items in the garage – the owners were asked to identify any and all items in the garage before disposal of them.
 - Eric Whiteman asked if Rain gutters can be installed at the drip edge of west side, Southside of the building where the Bakers and Whiteman and East side of Bakers' deck drain. The roofer will be contacted to inspect and bid out this project.

7. Adjournment. Andrew Baker made a motion to adjourn the meeting. Cory Wideau seconded and meeting was adjourned.

Respectfully submitted,

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