



Idarado Legacy HOA Minutes to  
Annual Meeting  
March 22, 2018

Via Conference Call or at the office of ChrisChaffin -128 South  
Oak Street – Telluride, CO  
Thursday, March 22, 2018, at 3:00 PM MST

In Person: James Loo, Lot LB-3, Chris Chaffin Lot P-1, and Adam Culter (EC), Lots P-18 & P-19.

Via telephone: Charles Baughn, Lots P-4 and P-6), John Wellborn, Lot P-17, Gail Newman, Lot LB-4

Proxied: Ned Powell, Lot P-22, Melanie Robbins, Lot P-2, Lou Mintz, Lot P-11, Mike Minarovic of Cloud Hidden, BV-3, Catherine Frank, P-10, Thurston Morton Lots P7 & P8 to Chris Chaffin. Eric Trommer, Lot P-14, and Sarah Fitzsimmons, Lot P -9 proxied Judi Balkind.

Also Present: Judi Balkind, HOA Manager and Brian Wallin of Land Management Design Review Committee Manager.

1. Call to Order: Chris Chaffin called meeting to order at 3:02 PM.
2. Waiver of notice of meeting. **James Loo made a motion adequate notice of the meeting was given. Chris Chaffin seconded and motion passed.**
3. Determination of Quorum. Owners of fifteen lots were present which represents a quorum.
4. Reading and Approval of the Minutes from last annual meeting, August 14, 2017. **Charles Baughn made a motion to approve the minutes from the August 14, 2017 meeting. John Wellborn seconded and motion passed.**
5. Approval of the agenda. **Chris Chaffin made a motion to approve the agenda – motion seconded by James Loo and passed.**
6. Review of 2017 Financials – review of financials and fees for new Design Review Committee.

Balance sheet - Historical Funds - Van Guard is a short term bond fund and liquid. It was noted that Thrus Morton has been our treasurer for years and has an extensive background in financial planning. Operating -Vanguard – general operating is a slush fund, with the Liberty Bell Road reserve holding \$48,K and

the Pandora Lane Road Reserve holds \$118K. There is no Liberty bell or Pandora Lane anticipated road work at this time.

Van Guard Reserve Accounts holds the 1% transfer fee which is designated to be designed for historical purposes within the San Miguel County area. I.e. Pandora Mill may be something if community felt it was appropriate to be used on the Pandora Mill. Sale of a lot - \$24,500 was placed into the Historical funds.

7. Review 2018 Budget and Dues. Chris reviewed the 2018 budget – there is more activity in Idarado and Chris envisions more management expenses. Additional weed control and landscaping. **Allen Cutler made a motion to approve the 2018 budget, James Loo seconded. Motion passed.**
8. DRC Update -Brian noted we have 5 different applications. Several of those will start this summer. One on Liberty the other four on Pandora. Two others on Pandora that have had preliminary. Two completed and one under construction. Lou Mintz expressed concern from construction mitigation on the roads. He has asked the mitigation to occur on the lots – he's had an impact on his landscaping.
9. Noxious Weed Control Update. Brian noted the weed control was not that effective. Another vendor was contacted and she noted there were more weeds that need to be taken care of. Her analysis she will take care of the properties outside of the 50 foot perimeter of someone's home. She will focus on the noxious weeds beginning June and coming back in the fall. Alan noted he was concerned about the chemical used. Brian noted it's a chemical called milestone -she will be spot feeding. Request for a schedule to be sent out to all owners on weed control.
10. Update on Pandora Mill. Chris noted that San Miguel County and Idarado Mining Company were trying to work on a 3 party agreement. The concept is for a government entity to come in and purchase the property and to clean up and take on the environmental concerns. Purpose to have it remain as a shell and use as a historical item. The Mining company has obligation with the state to remediate it's complete it. Chris has not been able to get an update.
11. Water Meters. We are hitting a phase of the project it's appropriate to monitor the properties. The HOA will begin to monitor the water usage.
12. Other Business.
  - Nomination for Director: **James Loo nominated Chris Chaffin for a 3 year term. Allen Cutler seconded and motion passed.**
13. Adjournment. Time: Chris Chaffin adjourned the meeting at 3:46pm.

Respectfully submitted,

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