

Columbine Home Owners Association, Inc.

Annual Membership Meeting Minutes

Unit C Columbine Condominium
July 1, 2003 - 11:30 AM

The annual meeting of the Membership of the Columbine Home Owners Association, Inc. was held July 1, 2003 at 11:30AM at Unit C, Columbine Condominiums, 535 West Pacific Avenue, Telluride, Colorado.

1. Calling of Role and Certification Of Proxies.

Owners present: Sue Chesler, Unit A; Chris Myers, Unit F; Barbara and Dennis VavRosky, Unit C; Phil Slipock, Unit B by proxy. Also present was Booth Mattson, property manager. A quorum was deemed to be present.

A motion to conduct the business of the meeting was made by Chris Myers. The motion was seconded by Dennis VavRosky. With no discussion the motion passed unanimously. The meeting was called to order at 11:20AM.

2. 2002 Financial Report and Manager's Report.

Booth Mattson reviewed the Balance Sheet for the period ending December 31, 2002. The income from dues and retained earnings from 2001 were sufficient to pay all the obligations of the Association. It was noted that there is no Reserve Fund. All dues are current.

The manager reported the projects completed in the past year and a half included painting of the building, more roof repairs, installation of heat tape over the front entrance, and the installation of a gate and fence at rear to hide the trash cans. There was a major failure and freeze of the heating system in Unit F which was covered by insurance after the \$1000.00 deductible.

3. Old Business

There was a significant increase in the cost of insurance due to the added requirement to carry Flood Insurance and the premium increase as the result of the significant loss last year.

4. New Business

The manager will look into installing motion sensors at front and rear entry to the passage between Units C & D. It was decided this is a better method to insure safe lighting at night.

There was discussion about installing snowmelt on the roofs over the doors to Unit A & B. The manager will investigate.

The front yard was discussed and it was decided to look into putting wood chips with a border in the area under the big spruce tree. When the rains begin the grass will be over seeded. The owner of Unit F has taken an interest in the lawn and has been watering. The results of the care were noted.

Discussion about planting trees in the court yard ended with the decision to not do anything this year.

Due to the problems of pipes freezing above the garage area, methods of improving the insulation will be investigated. Rerouting the exhaust pipe from the heater for Unit F to the west side is to be considered also. Additionally, changing the garage lighting to a less harsh light is under consideration. Lines indicating the parking spaces will be painted on the wall to help parking.

Chris Myers presented a concept to install glass block windows in basement walls of Unit F. They will give natural light to this storage area. Dennis VavRosky made a motion that the concept be accepted subject to final approval of the membership. Chris will be required to design and submit drawings that meet town approval for the membership to vote on approval. Sue Chesler seconded the motion and it passed unanimously.

5. Budget

After discussion of this years budget it was decided to maintain the present schedule and make special assessments as required to fund improvements. Dennis made a motion we accept the present budget. It was seconded by Chris Myers and passed unanimously.

6. Election of Officers

The slate of officers was proposed as follows:

Sue Chesler	President
Chris Myers	Vice President
Ralph Morris	Secretary/Treasurer

Dennis VavRosky moved the above slate of Directors be approved for the next year. Sue Chesler seconded and the motion passed unanimously.

7. Adjournment

Barbara VavRosky moved the meeting be adjourned and that the members tour the property to review the proposed changes above. Chris Myers seconded and the motion passed unanimously.

Respectfully submitted,