

Draft
Minutes of
Annual Membership and Budget Meeting of
RIDGWAY VILLAGE WEST HOMEOWNERS CONDOMINIUM ASSOCIATION
Ridgway Development Offices, 565 Sherman Street, Ridgway, CO
April 30, 2012 6:00 p.m. (MST)

The annual membership of the members of the Ridgway Village West Homeowners Condominium Association was held on April 30, 2012 at 6:00 p.m., at the office of Ridgway Development, LLC in Ridgway, Colorado.

1. Roll Call, Determination of Quorum and Call to Order

Members Present in Person or by Teleconference: Jon Dwight, owner for the Ridgway Development, LLC and 14 units in the D and E buildings, Joe Harnsberger, H-204, Helene Discoe, H102, David and Mindy Malin, D202, and Judi Balkind (Homeowner Association Manager).

Member Present by Proxy: Jonathon Pesta, H104 and G101 proxied Judi Balkind.

Judi Balkind announced a quorum was present and Jon Dwight called the meeting to order at 6:05 p.m.

2. Proof of notice of meeting or waiver of notice.

Jon Dwight made a motion that there was adequate notice of the meeting. Joe Harnsberger seconded the motion and motion passed unanimously.

3. Reading and approval of the Minutes of the May 27, 2010 Annual Membership Meeting.

Jon Dwight made a motion to approve the Minutes of the May 27 2010 meeting Mindy Malin seconded the motion and motion passes unanimously.

4. Reports of Officers. – None.

5. Reports of Committees. None.

6. Election of Directors. Jon Dwight noted to the members that the declarant is still in control of the Board of Directors and is holding two board seat and one open seat. Jon Dwight made a motion to nominate Joe Harnsberger to the open board position. David Malin seconded the motion and motion passed unanimously.

7. Unfinished Business.

- a. Financial Statement Review for FY 2010. Judi Balkind reported there was income of - \$1,647.24 for year ending 12-31-2010. Expenses over budget were: Landscaping - \$285.00, Miscellaneous - \$316.26, Fire alarm monitoring - \$185.00, Expenses under budget: Total Administrative Expenses - \$172.25, Snow removal ground and roof – \$997.50, Building and Carport Repairs - \$2,206.09 and Utilities - \$1,331.65. All other expenses were on budget.
- b. **Completed Project Review.** Sod was purchased and installed in the area around Building 550 – Mindy Malin owner of unit D202 was happy with the outcome of the sod. Decks, posts and railings were cleaned and stained.

8. **New Business.**

- a. **Proposed 2011 buildings repairs and improvements – cedar staining of decks and all trim around buildings and maintenance of fire suppressions system, i.e. adding glycol to system.**
 - Touch up staining on decks for buildings D and E. The schedule will rotate on the other buildings. It was suggested that Joe Harnsberger review the buildings and get a bid to which will focus on the trim and exposed wood of all the buildings.
 - *Jon Dwight made a motion to have the Fire suppressions systems checked and glycol added to the system as presented by Dynamic. Joe Harnsberger seconded the motion and motion passed.*
- b. **Review and adopt 2011 budget and dues allocation.** The 2011 budget and dues schedules were presented to the members. The dues will remain the same as the 2011 budget; however, there is an increase in the water & sewer pass through charge – from \$156/quarter per unit to \$186.00/quarter per unit. The increase occurs in February 2011. The reserve fund will remain the same at \$7,000.00 annually. Jon Dwight made a motion to approve the budget and dues as presented. Joe Harnsberger seconded the motion. Motion passed unanimously.
- c. **Enforcement of rules and regulations concerning common areas such as carports, entry ways to units and use of storage lockers.** It was noted to the members the storage lockers are for the use of the unit owner only. The carports are to be used for vehicles only and not for storage of items, i.e. boat, grills, etc. The intent is to keep a tight rein on the usage of these areas and to maintain a clean and safe environment.
- d. **Review Insurance requirements for each unit owner for the interior of their units.** All Unit owners are advised to obtain insurance for their own unit and benefit. The HOA has the property insured with Traveler's Insurance – the insurance agent is Clifford Hansen – Insurance of the San Juans, 970-257-6789.
- e. **Review of capital Reserve Projects.** A Reserve study was presented for informational purposes only – included in the study was a bid for the sealing of the driveways, replacements of the roof and staining of the decks and fascia window trims. The reserve study reflected an amount between \$350,000 - \$400,000.00. Discussion ensued. David Malin made a motion to increase the reserve funding amounts by \$25/unit per quarter. Jon Dwight suggested that we try to plan an annual meeting in December to address adding in an additional reserve funding amount as suggested by David Malin.
- f. **Annual increase in water bill –one more time – February 2012.** It was noted to the members the water and sewer bill will be increased in February 2012 – the cost to each unit owner will be \$72.00/month per unit (\$216.00/quarter) – the is determined by the Town of Ridgway and is a pass through expense.
- g. **Barbeque grills on wooden decks.** Propane barbeque grills may be used on the decks, however charcoal grills may only be used on the decks of the first floor units. Charcoal grills are available for use in the common area of the complex. A request will be made to the insurance broker Clifford for clarification of safety requirements regarding grills.
- h. **Other.**
 - Thistle control around the property. It was noted to the members there is a large

amount of thistle around the pond – which is owned and maintain by Ridgway USA . A request was made to contact Ridgway USA – Master Association and ask for their help with thistle control.

- Street Sign for Red Cliff Circle is falling down – a request was made to contact the Town of Ridgway and ask them to fix it.

9. Adjournment.

Jon Dwight made a motion to adjourn the meeting and seconded by Joe Harnsberger and meeting was adjourned.

Respectfully,

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