

Approved – 2-23-2017

**ETTA PLACE TOO HOMEOWNERS ASSOCIATION
MINUTES TO THE ANNUAL MEMBERSHIP AND BUDGET MEETING
FEBRUARY 23, 2016, 1:00 P.M. (MST)**

1. Roll call, determination of quorum and certification of proxies. The following owners were present in person or by teleconference: Suzy Day Unit 104, Jennifer Ito, Unit 105, Diana Serpe, Unit 110, Brendan Shine, Unit 106, Karen Lawrence, Unit 112, Jerry Esrick, Unit 113 and Connie Harris Unit 108.
Elison Atkinson Unit 114 proxied Karen Lawrence.
Also present: Judi Balkind, HOA Manager.
A quorum was present and Brendan Shine called the meeting to order.
2. Motion to approve/waive notice of meeting. **Brendan Shine made a motion to approve the notice of the meeting. Jennifer Ito seconded the motion and motion passed.**
3. Reading and approval of the Minutes of the February 24, 2015 Annual Membership Meeting. **Brendan Shine made a motion to approve the minutes from the January 28, 2014 Annual Membership meeting. Jennifer Ito seconded the motion and motion passed.**
4. Reports of officers. Brendan Shine had 3 items to highlight. To make the HOA run more effectively we welcome any ideas and suggestions to keep the building's upkeep the board is requesting the member do a little groundwork. However, in order to keep process orderly, it is requested if an owner wants an improvement to the building then, the owner is requested to do a little homework on your project by getting rough cost estimates, provide vendor information, location, the maintenance cost and send the information to the board and Judi for review. Do not send an email blasts to the owners let the board do their work. If an owner wants to send an email after hours, on the weekend or holidays, do not expect an answer immediately, we have to respect everyone's private time.
5. Reports of committees.N/A.
6. Election of Directors. Directors are nominated for one year terms. Elison Atkinson nominated Karen Lawrence for a director's position, Karen Lawrence nominated Connie Harris, and Suzy Day nominated herself. Diana Serpe nominated Brendan Shine. Jerry Esrick thanked Brendan and Karen for all of the work they performed on the building. Discussion Ensued. Jennifer Ito made a motion to amend the by-laws to reflect the board of directors would increase the number of Directors from 3 to 5 directors Suzy Day seconded. A Vote taken. All in favor and motion passed. **Jennifer Ito moved to elect the directors as presented. Diana Serpe seconded the motion and motion passed.**

7. Unfinished Business

a. Financial Statement Review for FY 2015. The financials were presented and expense line items were reviewed and it was noted there was a loss of 4,742.00 of the operating budget. The ground and roof snow removal was over budget by \$1,691.00 due to the significant amount of snow received, Hot tub maintenance by \$1,230.00 due to increase in cost of services, general maintenance by \$1,702.00 due to new pavers by the front door and repairs to main PCV valve, and utilities by \$707.00. All other expenses were near or on budget. No further discussion. Jennifer Ito made a motion to approve the 2015 financials as presented. Brendan Shine seconded and all in favor.

It was noted to the members the hot tub will be closed for the off seasons which are the 1st Monday after the mountain closes until Memorial day and early October until the Wednesday before Thanksgiving. The pool is closed for the winter in accordance with previous years.

b. Status of Replat for Units #112, 113 and 114. Karen Lawrence updated the members and stated the all of the work that is needed to be done for the replat has taken place the survey has measured everything. The point is all of the paperwork has to be submitted to the town of Telluride for them to approve. It has been in a back log at the town of Telluride. The replat will add the attic spaces to Jerry Esrick and Elison Atkinson will become part of their units. Karen will purchase her space for \$7500 and the money will be put into the reserve fund. The dues will be adjusted and will account for additional space.

c. Insurance – discuss the importance of owners obtain Insurance for the inside of their units. It was noted to the members that each owner must obtain insurance on the inside of their units.

8. New Business

a. New Front Door. Karen noted the members were sent an email asking if they approve the plain glass or the “Etched Glass” for a new front door. Discussion ensued. Jerry Esrick noted to the members there is a book called “Wild Bunch Women by Michael Ritter which talks about butch Cassidy and the Sundance kid and talks about Etta Place. Connie Harris suggested getting the Etched Glass as a piece of Artwork with a “bio” plaque hanging in the building. Suzy Day wanted to vote on the Etched glass in the door. If the Etched Glass will not be included in the door then there should be a Brendan #1. **Shine made a motion to move forward with the new door installation Diana Serpe seconded. Vote taken. Suzy Day was not in favor. All others were in favor so motion passed.**

#2. Brendan made a motion to install a plain glass and seconded by Karen Lawrence. A vote was taken. Connie Harris, Jennifer Ito, Karen Lawrence (by proxy) Elison Atkinson, Brendan Shine and Diana Serpe voted for the plain glass. Suzy Day and Jerry Esrick wanted the Etched Glass. A majority voted for the plain

glass.

#3. Brendan made a motion to obtain a bid for the “Etched Glass” art. Jennifer Ito suggested approves it to cost no more than \$1,500.00. Suzy Day noted it was not in the budget. Discussion ensued. **Jennifer Ito made a motion move forward with getting a bid to place the “Etched Glass” in a frame and then send this around to the owners to see which owners want to participate in funding this expense. Jerry Esrick seconded. Vote Taken and all in favor.**

b.Landscaping – additional flowers/bushes around pool area. Discussion ensued. Karen Lawrence noted that Double Diamond has a couple of hanging baskets and would like to see some placed at the entrance to Etta Place. Bids would be obtained for costs of hanging baskets and getting a proposal from the landscaper and sent to the board for review

c.Exterior Painting – funded by Painting Reserve Fund. It was noted to the members the building was last painted in 2010. **Jennifer Ito made a motion to move forward with the exterior painting. Karen Lawrence seconded the motion and motion passed unanimously. Suzy Day made a motion keep the same exterior colors Brendan Shined seconded. All in favor and motion passed.**

d.Proposed Budget Review FY 2016. It was suggested the overall dues increase by approximately 7%. **Suzy Day made a motion to approve the 2016 budget as presented. Brendan Shine seconded the motion and motion passed.** Suzy Day made a motion to make the dues retroactive to January 1st. Diana Serpe seconded A vote was taken and motion passed unanimously.

e.Other. N/A

9.Adjournment. Jennifer Ito made a motion to adjourn and seconded by Suzy Day and meeting was adjourned.

Respectfully submitted,

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