



DRAFT  
Idarado Legacy HOA Minutes to  
Annual Meeting  
August 22, 2019

Via Conference Call or at the office of Chris Chaffin  
128 South Oak Street – Telluride, CO  
Thursday, August 22, 2019, at 3:00 PM MST

In Person: Chris Chaffin, Lot P-1, Beth McLaughlin, Lot LB-3, Eric Trommer, Lot P-14, Hugh and Sarah Fitzsimmons, Lot P-9

Via Telephone: Tim Gehan, Lot P-20, Rachel Weller, Lot 13 & 24, Charlie Baughn, Lots P-4 and P-6

Proxied: Lynn Ford, Lot LB-6 proxied Chris Chaffin, Elizabeth and Allen Cutler, Lots P-18 and P-19 proxied Chris Chaffin, Thruston Morton, Lots P-7 and P-8 proxied Chris Chaffin.

Also present: Judi Balkind, HOA Manager and Brian Wallin of Land Management, DRC

1. Call to Order: Chris Chaffin called the meeting to order at 3:05 pm
2. Waiver of Notice of meeting: Approved
3. Determination of Quorum, determined we have a quorum with 12 people in attendance.
4. Reading and Approval of the Minutes from March 22, 2018. ***Beth McLaughlin made a motion to approve the Minutes from March 22, 2018. Hugh seconded and the motion passed unanimously.***
5. Approval of the agenda: ***Sarah Fitzsimmons made a motion to approve the Agenda. Chris Chaffin seconded and the motion passed unanimously.***
6. Review of 2018 Financials: Chris Chaffin updated the membership on the 2018 financials for the year. Discussion ensued. Brian Wallin also updated the membership on status of current homes being built within the project.
7. Review 2019 Budget and Dues: Chris reviewed the budget with the membership. ***Tim Gehan made a motion to approve the 2019 Budget and Dues as presented. Beth McLaughlin seconded and the motion passed unanimously.***
8. DRC Update: Brian Wallin
  - Tree Mitigation for new owners of P-17: Brian Wallin informed the membership of the guidelines regarding trees being removed. He indicated that the previous owners had topped some of the trees for sunlight or view corridors. This is against the guidelines regarding tree mitigation.
  - Update on P12 – Christiana Casas – request for a building envelope modification. The request was completed, with all neighbors in agreement and DRC approval.

9. Election of Directors

- Chris Chaffin – 3 year term (2 years remaining)
- Thrus Morton – 2 year term (1 year remaining)
- Tim Gehan – 1 year term (Term expired – up for a 3 year renewal)

Tim Gehan agreed to continue as a Director for an additional 1 year term. ***Chris Chaffin made a motion for Tim to serve an additional one year term. Eric Trommer seconded and the motion passed unanimously.***

10. Other Business.

- Proposal from Kate Jones – Telluride Arts District provided an overview of the Warehouse project and what their needs are. Discussion ensued within the membership. ***Chris Chaffin made a motion that the Historical fund be considered for historical contributions and that we maintain a balance of \$600K and that we make a donation of \$10,000 towards the Warehouse Project Tim Gehan seconded and the motion passed unanimously.***

11. Adjournment. Time: Chris Chaffin adjourned the meeting at 4:12 pm.

Respectfully submitted,

By: *Judith Balkind*  
Judi Balkind  
Idarado Legacy HOA