

**WEST WILLOW HOMEOWNERS ASSOCIATION  
ANNUAL MEMBERSHIP MEETING  
238 East Colorado Ave, Suite #9  
Telluride, Colorado 81435  
October 4, 2013, 4:00 P.M. (MST)**

**MINUTES**

The annual membership meeting of the members of the West Willow Homeowners Association was held on October 4, 2013, via conference call.

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

**Present at Meeting in Person or by Conference Call:** Erin Ries, President (Unit 7), Laurie Quilligan (Unit 3) and Robert Scavone (Unit 4) and Tanis Bond (Unit 5) .

**Absent:** Andy Kondracki (Unit 1), Ann Mailer (Unit 2) and Harold Davidson (Unit 6).

**Also Present:** Judi Balkind, Property Manager.

A quorum was deemed present.

The meeting was called to order by Erin Ries, President at 4:05 A.M. (MDT).

**2. Motion to Approve/Waive Notice of Meeting.**

Judi Balkind called for a motion to approve or waive the notice of the meeting. *A motion was made by Erin Ries. The motion was seconded by Tanis Bond. Motion passed.*

**3. Reading and Approval of the Minutes of the November 28, 2012 Annual Membership Meeting.**

*Erin Ries moved to approve the Minutes of the Annual Membership Meeting held on November 28, 2012 as presented. Tanis Bond seconded the motion. The motion passed.*

**4. Report of Officers.** None.

**5. Reports of Committees.**

There were no reports from officers or committees.

**6. Election of Directors.**

It was noted to all, that Board members serve one-year terms. Discussion ensued and the present directors agreed to serve on the board.

*Erin Ries made a motion to elect the same slate as last year. Laurie Quilligan seconded and motion passed.* The Board positions are as follows:

President	Erin Ries
Vice President	Robert Scavone
Secretary/Treasurer	Laurie Quilligan

**7. Unfinished Business.**

- a. Review 2012-2013 Financials.** The August 1, 2012 through July 31, 2013 Profit and Loss statement was presented with a variance report reflecting a loss of (\$521.00). This was due to the payment for fence installation (\$1,850.00) along the perimeter of the yard.

- No further discussion.

**8. New Business:**

- a. Proposed Budget Review for 2013-2014.** The budget and dues were presented to the members – stating it will remain the same as 2012-2013. *Erin Ries made a motion to approve the 2013-14 Budget. Laurie Quilligan seconded the motion and motion passed.*

- b. Trampoline in back yard.** It was noted to the members, a trampoline had been placed in the back yard by the tenant in Unit #3 at the approval of the President, Erin Ries. The trampoline will be removed by the tenant in the next week.
- c. Review bids for painting of Exterior.** Discussion ensued. Erin expressed the South and East sides of the buildings are in poor condition and need to be primed and painted with two coats of paint preferably this fall to avoid higher costs due to more damage over the winter. Erin noted the window trim does not need paint except in a few small areas and the North and West walls need just one coat of paint. One bid was presented by Mark Wormington for the painting of the South side of the buildings. The bid from Mark did not provide enough detail. Mark will be contacted and requested to provide a detailed bid. Laurie Quilligan requested the wires around the building need to be tucked in and the window screens need to be labeled so that if they are removed they are reinstalled in the correct locations. It was noted to the members the fall is not the best time to paint. ***A motion was made by Erin Ries to obtain 2 or 3 additional detailed bids, send to the owners and get a majority to approve. The painting will be funded from the Capital Reserve and Painting Accounts and both buildings will be painted by June 30, 2014. Laurie Quilligan seconded the motion and motion passed unanimously.***
- d. Review – usage of carports, i.e. storage of wood for woodstove, usage of carport while remodeling.** It was noted to the members a carport is being used to store wood for the woodstove. Judi Balkind will contact the owner Harold Davidson, and request he relinquish his storage locker for the storage of the wood and look at his balcony as well for wood storage. Judi will report back to the board.
- e. Discussion regarding authorization to change any common element i.e. changing of locks must authorized by the board.** It was noted to members that any changes to common area must be reviewed and authorized by the board.
- f. Paving of alleyway between Graysill HOA and West Willow.** The Town will pave the area between Graysill and West Willow opposite the carports owned by Tanis Bond and Robert Scavone. Graysill agreed to pay their portion of the expenses and West Willow's share will be \$2,191.00. Plunge and Boomerang Village did not agree to pay the town and thus their areas will not be paved nor the area in front of building #1 of West Willow. Laurie expressed much regret that nothing will be done to the back building and the "hole". Laurie and Tanis agreed that they would call Paul Ruud of Public Works and request that gravel be placed in the "hole". ***Robert Scavone made a motion to approve payment to the Town of Telluride for West Willow share of the paying. Erin Ries seconded the motion and motion passed.***
- g. Capital Projects.** The capital projects were mentioned to the owners to make them aware of potential capital projects in the future.
- h. Other.** Tanis Bond requested the bike rack be moved from under the window of Unit #5. Erin suggested moving it to the gravel alley between West Willow and the Whitehouse.
  - Tanis requested confirmation on the decks & repair. It was noted the decks are limited common areas and each owner is responsible for the decking and siding of each deck.
  - Tanis also requested that Leo Brennis keep an eye on notices re: parking, etc. and such notices are removed if not laminated.

There being no further business to come before the meeting, **Erin Ries moved the meeting be adjourned. Tanis Bond seconded. The motion passed and the meeting was adjourned.**

Respectfully submitted,

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