

**DAVED CONDOMINIUM ASSOCIATION
ANNUAL MEMBERSHIP MEETING
APRIL 6TH, 2001 @ 1:30 P.M. (MST)
JOHN MICETIC'S OFFICE, 333 WEST COLORADO AVE
TELLURIDE, COLORADO 81435**

MINUTES

1. Roll Call and Determination of Quorum.

Owner Members present were John Micetic and Lynn Black, on behalf of the San Miguel County Commissioners Office. **Owner Members** attending via teleconference call were Jeff Kendall. **Property Manager**, Judi Balkind was in attendance.

A Quorum was deemed present, and the meeting was called to order at 1:35 p.m.

2. Proof of Notice of Meeting or Waiver of Notice.

A motion was made by Lynn Black that there was adequate proof of notice. The motion was seconded by John Micetic. The Motion pass unanimously.

3. Reading and Approval of the Minutes of the April 13, 2000 Annual Membership Meeting.

John Micetic made a motion to one change to the minutes of the last annual meeting on Item Number 6 - Election of a Director. John Micetic noted that his name should be inserted as Vice President. Lynn Black seconded the motion. All in favor. The minutes were approved as amended.

4. **Unfinished Business.**

A. Drainage problems. Lynn Black has spoken to Bill Frownfelter regarding the drainage pan which doesn't seem to be working properly. Bill Frownfelter suggested that if we could get all the owners surrounding the property to agree to pave the alley the cost would be approximately \$5,000.00 for 100 feet. The county would probably end up with a \$10,000 bill including the county courthouse. We would need to convince the other owners to kick in their share. It is the only solution to the drainage problem. It is an alleyway and the town will not improve it unless it is paid for by the owners. Lynn Black informed the membership the County would not be able to pay for it this year and it needs to be a project for next year. It may be worthwhile to talk to the neighbors to get them interested but it may be difficult convincing them to help pay for the paying of the alley since they live above the building and are not affected by the water puddling.

B. Review Financials for year ending 2000. A loss of \$8,445.00 is reflected on the profit and loss for year ending December 31, 2000. This is due to the payment of a one time \$10,000.00 invoice for the tap fees for installing the two bathrooms in space #1, which is

occupied by Café Vienna. This item was not budgeted for the fiscal year 2000. The line item for trash removal was under budget due to the county was doing a remodel and a large amount of trash was placed in the remodel's trash bins.

Lynn Black noted to the membership that the tenants of the building were great to work with during the remodel. Lynn Black requested flowers be sent to the tenants as a thank you for their understanding and patience during the remodel.

No further questions or comments regarding the 2000 financials.

5. New Business.

A. Membership Approval of 2001 Budget. The proposed 2001 Budget was presented by Managing Agent, Judi Balkind who informed the members a reserve assessment of \$7,360.00 was added to the 2001. Lynn Black asked the membership what number should be targeted for a reserve amount. Discussion pursued and the board felt we should try to maintain a \$7,300.00/year and build the reserve up to approximately \$75,000.00 in 10 years for a roof replacement. A motion was made by John Micetic to approve the 2001 Budget as presented. Lynn Black seconded the motion. All in favor. The 2001 Budget was approved.

B. Use of entryway in the building by the elevator. The membership requested the front door be locked on the weekends.

C. Removal/replacement of the Telluride Country Club's awning in the front of the building. Lynn Black suggested the awning be removed from the front steps and possibly be replaced. Judi Balkind will get quotes for a new awning and review with Lynn Black.

D. Garage clean up/curb stoppers for garage - approximately \$80/unit. John Micetic originally recommended the stoppers but with the increase in size of the vehicles it will make it almost impossible to turn the vehicles in the spaces. John suggested looking in to metal stripes along the walls of the garage to protect the drywall. A reclamation metal company from Montrose would be a possibility.

E. Electrical costs for fixing the emergency lights in the back hallway. The costs would be approximately \$2,400.00 to fix the front lights and the emergency signs and lighting on the side of the building. This amount has been inserted in to the 2001 budget. We need to get the lighting on the side of the building working. The existing lighting and sign are blocked by the existing trees.

F. Security of the building. Lynn Black informed the membership the county offices had been broken in to four times. We need more security in the building. It is tough with the Café Vienna space open until late in the night. The members requested possibilities for a new back door. A door closure for the back door. Lynn Black mentioned the back door need to be unlocked during the business hours. The front door could be locked on the weekends. A slam door should be installed in the front door and it will automatically could be locked. If the elevator is locked on a Friday night then lock the front door and the same time.

G. Purchase and placement of a file cabinet for HOA documents. Judi Balkind asked the membership for permission to purchase a locking file cabinet and place the cabinet in the

electrical room located on the first floor. The files for the association will be held in this location. The board approved the purchase of a file cabinet.

John Micetic has been approached by Katie DeFrancesco, owner of Telluride Paper Chase requesting possible usage of the space in the front hall for the a drop box for their drawings. They would be willing to pay something for the space. All members of the association agreed that a drop box would be a good use of the space and would be willing to negotiate with Telluride Paper Chase. John Micetic will follow up with Katie DeFrancesco and report back to the board.

I.. IRS Tax Rules & Tax Returns.

Judi Balkind informed the board the tax returns for fiscal year 2000 were filed with Dalby, Wendland and Company, A C.P.A. firm in Montrose

Resolutions "70-604"/Excess Income applied to Following Year's Assessment and "IRS Section 118 /Excess Income Transferred to Replacement Funds". The resolutions are for excess income associated with homeowners association.

A motion was made by Lynn Black to approve Resolution ""70-604" for the year ending December 31, 2000. Jeff Kendall seconded the motion. There was no further discussion. The motion passes unanimously.

The tax returns have been sent in to the accounting firm, Dalby Wendland & CO., Inc. for year ending December 31, 1999.

J. Painting of hallways/refinish the handrails on front and back stairwells. Judi Balkind will obtain bids for painting the hallways/refinish the handrails. Jeff Kendall instructed Judi Balkind to get the bids, inform Lynn Black and John Micetic of the bids and get the work done. Lynn does not want the steps to be painted but would like a sealant for the natural wood.

K. First National Bank - changing from Norwest Bank. Judi Balkind asked if the board would object to switching the bank accounts from the Norwest Bank to the First National Bank. The First National Bank is convenient and located in town, the service provided is better. The board has no objection to the switch.

L. Other - Lynn Black informed the membership that two Wireless providers providing broadband had contacted her requesting to use the roof for an antenna. Lynn informed the provider the county would be the anchor tenant to whoever provided the most coverage. The county would want as much coverage as they could get if possible to Norwood. She has asked for proposals from both providers. The county wants to foster as much competition as possible. Lynn wanted to let the other owners know of the possibility. John Micetic supports the idea of utilizing the roof but has concerns of damage to the roof and control of the access to the roof.

6. Election of Officers.
 - A. Jeff Kendall - President
 - B. Vice President - John Micetic
 - C. Secretary/Treasurer - County Administrator

Lynn Black has always acted on behalf of Anna Zivian representing her for the San Miguel County Commissioner, but Anna Zivian is no longer on the board. Lynn Black notified the DAVED HOA board that she needs a resolution appointing her position and whoever is in her position as a representative of San Miguel County. The San Miguel County has to designate Lynn Black's position to be the representative for the county.

A motion was made by Jeff Kendall to keep the officers the same as approved in the annual meeting held on April 13, 2000 with the change noted by Lynn Black for the position of Secretary/Treasurer. John Micetic seconded the motion. All in favor. Motion passed.

7. Adjournment.

Jeff Kendall made a motion to adjourn the meeting. John Micetic seconded the motion. All in favor. Motion passed. The meeting was adjourned at 2:30 p.m. (MST).

Respectfully submitted,

Judi Balkind, Managing Agent