

**RIDGWAY VILLAGE WEST CONDOMINIUM ASSOCIATION
BOARD MEETING**

October 4, 2012 1:00 P.M. (MDT)

TELLURIDE, CO 81435

Minutes to Meeting

1. Roll Call and Determination of Quorum: Wendy Sisler, Vice President and Joe Harnsberger – Secretary/Treasurer were present. Two out of three board members were present and a quorum deemed present. Also present: Kari Wage and Judi Balkind HOA Manager.
Election of Director.
 - It was noted to the Board, Jon Dwight has resigned as President. Wendy Sisler made a motion to appoint Kari Wage to the Board of Directors. Joe Harnsberger seconded the motion and motion passed. Joe Harnsberger made a motion to appoint Kari Wage as the office of President. Wendy Sisler seconded and motion passed.
2. Payment of Dues & Delinquent owners.
It was noted to the board members two owners are delinquent – Walton Dornish and Sven Krebs. Certified letters had been sent to both owners informing them of their delinquency. Sven Krebs accepted his certified letter and sent a payment for his outstanding dues. Walton Dornish did not pick up his certified letter nor paid his outstanding dues. Kari Wage made a motion to file a lien against Walton Dornish for his outstanding dues and associated finance charges. Wendy Sisler seconded the motion and motion passed unanimously.
3. Review Insurance claims on the Slip and Fall claim by Tenant – Tammy Lien in Rob Hunter's unit #203. Claim sent to HOA's insurance carrier – determine if the board will approve the claim. Note: the board went in to executive session. Wendy Sisler made a motion to approve the medical payment to Tammy Lien. Kari Wage seconded the motion and motion passed unanimously. Wendy asked Judi to contact the insurance agent, Clifford Hansen and determine if additional waivers or forms are required to be signed by Tammy Lien.
4. Review declarant turnover to members.
 - Repeated request from Rob Hunter – turning over declarant control to members per his attorney's review of declarations. This will be addressed at the annual meeting.
5. Annual owner meeting – according to the By-laws - G. Notices and Waivers. Notices for annual and special meetings must be given in writing ... no less than 10 days or more than 50 days before the date of the meeting. The owners have requested a meeting in late November – determine a date. The board members have set a date of November 12th at 6:00 P.M.. The meeting will be held in the office of Kari Wage and the agenda and budget information will be sent out to all owners.
6. Other.

- Joe Harnsberger noted to the board he had trimmed the trees in front of David and Mindy Malin's unit and talked to David Malin as well. Joe will be cleaning out the head gates on the west side of the pond. These expenses will be paid for by the Ridgway USA HOA.
- Wendy requested placing signs stating "sidewalk may be slippery" around the complex. Judi will contact the Insurance agent for advice and direction on placing these signs.
- Wendy Sisler made a motion to approve the minutes from the last board meeting held on March 8, 2012. Joe seconded and motion passed.

7. Adjournment. Joe made a motion to adjourn the meeting, seconded by Wendy Sisler – meeting adjourned.

Respectfully submitted,

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