

**DRAFT**  
**ETTA PLACE TOO HOMEOWNERS ASSOCIATION**  
**MINUTES TO THE ANNUAL MEMBERSHIP MEETING**  
**March 11, 2021, 4:00 P.M. (MST)**

1. Roll call, determination of quorum and certification of proxies. The following owners were present in person or by teleconference: Alex Corcoran, Units (101 & 102), Scott Walter, (107), Leslie Blickenstaff, (108), Robert Yi, (109), Diana Serpe (110), Ashley Abdo (111), Karen Lawrence, (112), Jerry & Ellen Esrick, (113) and Art Waldrop (115). Also present: Judi Balkind, HOA Manager  
Proxies: Amit Sahasrabudhe (114) proxied Judi Balkind;  
Absent: Fred Yost (103), Mike Syverson (104), and Jennifer Ito (105)  
A quorum was present and Art Waldrop called the meeting to order 4:05 PM.
2. Motion to approve/waive notice of meeting. **Art Waldrop made a motion to approve the notice of the meeting. Diana Serpe seconded the motion and motion passed unanimously.**
3. Review and approval of the Minutes of the March 3, 2020 Annual Membership Meeting. **Art Waldrop made a motion to approve the minutes of March 3, 2020 Annual Meeting. Alex Corcoran seconded and the motion passed unanimously.**
4. Reports of officers.
5. Unfinished Business
  - a. Common Space (Units #113 and 114) Replat
    - i. Unit #114 – Units been replatted, dues adjusted and funds received from Elison Atkins – **Completed**
    - ii. Next Steps – status of #113, 112 and 115. Art Waldrop noted that Jerry Esrick’s unit is ready. Art Waldrop stated a structural engineer reported that his attic space is only 80 feet. Art Waldrop will get a second engineer’s opinion. Comment from Jerry Esrick: He is ready to do it together as soon as Art Waldrop and Karen Lawrence are ready to go. Karen Lawrence noted she will get it done she has a contractor lined up to get it done.
  - b. Amendment and Restating the HOA Declarations
    - Status update: cannot move forward until 5.a. is resolved: Our attorney is ready to record the Declarations as soon as the replat is completed.
  - c. Landscaping
    - Installation of an irrigation system and additional landscaping:
    - Art Waldrop noted the sprinkler system is done, with landscaping installed – around the pool, in the front of entryway. He provided an update to the membership on the system, indicating that we have an estimate of \$1000 for required plumbing and \$7-8K for irrigation system and landscaping. **Art**

**Waldrop made a motion to spend up to \$10K for irrigation and plantings around the front and back door. Fred Yost seconded the motion.**

Discussion ensued. **Art Waldrop moved to withdraw the Motion. Diana Serpe seconded.**

- d. Financial review for FY2020: Judi reviewed the financials with the members, outlining the areas where we were over budget. **Art Waldrop made a motion to accept the 2020 financials as presented. Brendan Shine seconded and the motion passed.**

6. New Business

- a. Proposed Budget and Dues Review FY 2021. Judi Balkind presented an overview of the proposed 2021 budget to the members.
- Increase in Reserve Assessment by 10% only for next three years, per last year's meeting; operating dues to remain the same. Discussion ensued. **Art Waldrop made a motion to approve the 2020 Budget and increase in the reserve assessment of 10% Brendan Shine seconded and the motion passed unanimously.**
- b. Restoration of Lattice Panels in the front entryway (suggested by Brendan Shine). Brendan noted we could restore the lattice panels above the entryway could be replaced by the painted version PVC panels. We may need 5 of 6 panels to replace the wooden ones.
- c. Interior Design committee for lighting, carpets, painting of hallways, new stair rail for the entry (see photo). Replaced thresholds to doors and hallways doors – paint every door.
- Get a quote for the front and back stairs for a metal stair rail
  - Talk with a designer for a color for the doors/and threshold and stairwells
  - Carpeting – not until FYE 2022
- d. Explore installation of rooftop solar system to offset common area electrical costs. Brendan Shine noted he is exploring the installation of rooftop panels to offset the common area electrical costs. He envisions getting a system to cover the costs; we could build equity in the solar system.
- e. Annual Disclosures and DORA Filings: Judi Balkind updated the membership regarding the disclosures and DORA filings.
- f. Other : Explore the closets on the 2<sup>nd</sup> & 3<sup>rd</sup> floor to see if we can investigate the ski lockers

7. Election of Directors. Directors are nominated for one year terms.

- Brendan Shine nominated Art Waldrop
- Jerry Esrick nominated Brendan Shine
- Scott Walter nominated himself.

***Diana Serpe made a formal nomination for all three to serve on the Board. Karen Yi seconded and passed unanimously.***

8. Adjournment. Art Waldrop made a motion to adjourn at 5:15 pm.

Respectfully submitted,

By: *Judith Balkind*  
Jarmik Property Management, Inc.

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