

DRAFT
BEAR CREEK CONDOMINIUM ASSOCIATION.
ANNUAL MEMBERSHIP MEETING
February 18, 2020, 4:00 PM (MST)
Telluride, CO
MINUTES

1. Roll Call and certification of proxies. Katherine Sugg, Units 2C and 2B, Tesha Karn, Unit 2A and Bruce MacIntire, Unit 1A, Amy Putnam, Unit 1C.
In attendance: Judi Balkind, HOA Manager
Absent: James Potter, Units 1B.
Quorum was deemed present and meeting was called to order.
2. Proof of notice of meeting or waiver of notice. *Bruce MacIntire motion that notice was given for the meeting. Amy Putnam seconded and motion passed.*
3. Review and approval of Minutes from the February 20, 2019 meeting. *Katherine Sugg made a motion to approve the Minutes from the February 20, 2019 meeting. Amy Putnam seconded the motion and motion passed.*
4. Election of Directors: ***Katherine Sugg made a motion to adopt the same directors as last year, which includes Katherine Sugg, Tesha Karn and Bruce MacIntire. Amy Putnam seconded the motion and the motion passed unanimously. Katherine Sugg made a motion the Board members to retain the same seats as last year. Tesha Karn seconded and the motion passed unanimously.***
5. Old Business.
 - a. Review and approve financial reports for 2019. Judi presented the financials to the membership. Some repairs this past year included smoke detector replacement, boiler repairs and concrete entrance areas. Discussion ensued. Operating Account balance \$40K and Reserve balance \$50K. ***Katherine Sugg made a motion to accept the 2019 financials as presented. Tesha Karn seconded and the motion passed unanimously.***
 - b. Boiler Repairs: Extensive repairs completed with more required. Discussion ensued. Judi will have Controlled Hydronics separate out the glycol to be added to the system for each unit and common area. Judi will back bill to each owner.
 - c. Controlled Hydronics Repairs - completed
 - d. Smoke Detector Replacement: Telluride Security hired to replace all detectors. - completed
 - e. Front Sidewalk shovel versus snow melt repair: Judi updated the membership on the process to repair the snow melt system. Discussion ensued. It was agreed to postpone the repair at this time.
 - f. Elk Mountain repairs of overcoat on landing and caulking, Spring 2019 – completed

6. New Business.
- a. Review and approval of 2020 Budget. Judi presented the budget and dues to the membership indicating that the dues are remaining the same as 2019 for 2020. Discussion ensued. ***Bruce MacIntire made a motion to approve the 2020 budget as presented. Katherine Sugg seconded and the motion passed unanimously.***
 - b. Power wash and staining of back and East side of building: ***Tesha Karn made a motion for Judi Balkind to obtain bids to power wash and stain the building. Bruce MacIntire seconded and the motion passed unanimously.***
 - c. Top Unit Leaks: Josh Boroff, Onsite Builders discover of leaks and recommendations: Elk Mountain cleared the roof to mitigate any possible leaks around the vents on the roof.
 - d. Unit sidewalk repair: Amy Putnam indicated that it is her unit that needs the repairs which will be done next Spring.
 - e. Bruce MacIntire indicated that when they re-did the wood floor in his unit they found water damage and live bugs when the baseboard was removed. Cleaned it all out and reinstalled flooring and baseboard. Also shared about water heavily flowing over a window for a brief period; he plans to just watch it going forward.
7. Adjournment. *Katherine Sugg made a motion to adjourn the meeting.*

Respectfully submitted,



By: Jarmik Property Management Inc.
Judi Balkind – HOA Manager