

DRAFT

DAVED COMMERCIAL CONDO ASSOCIATION Minutes to the Annual MEETING October 10, 2019 AT 11:00 A.M. (MST) San Miguel County Annex Building TELLURIDE, CO 81435

The annual meeting of the members of the DAVED Condominium Association was held on October 10, 2019 at the office of San Miguel County Annex building in Telluride, CO 81435.

1. Roll Call and certification of proxies. – Mike Borgogd – Dave Pedersen – Benjamin Preston
All 3 board quorum
2. Proof of notice of meeting or waiver of notice. – Dave Pedersen made a motion to approve notice of the meeting. Lynn Black seconded – all in favor.
3. Reading and Approval of the Minutes of the July 11, 2018 Annual Membership Meeting. Lynn Black made the motion to approve the minutes – Benjamin Preston seconded and motion passed.
4. Reports of officers. None
5. Reports of committees. -None

- Election of Directors. 3 Directors positions elected annually
- Election of Officers – elected by the Board – President – Secretary/Treasurer

Lynn Black made a motion that the slate remain the same – Dave Pedersen seconded and motion passed.

6. Unfinished Business
 - a. Review 2017 Financials Lynn made a motion to approve the financial as presented – Dave Pedersen seconded and motion passed.
 - b. Review 2018 YTD Financials – Review financials.
 - c. Special assessment:
 - Review bid for repairs to the roof – Elk Mountain Maintenance -**done**
 - Discussion on Maintenance items: Common area – New Carpet – tabled for future
 - Painting of park bench in front - work on getting this painted

Restripe parking lines in garage, paint garage –tabled to late

- Discussion on Painting of Exterior of Building – 2012 COR Painting \$9,599.00 -get painting bids

8. New Business.

- Approve 2018 Budget and Dues - Tabled for later
- Installation of a new Fire Alarm panel – not budgeted – funded from reserve – **Done.**
- Installation of vent into Unit #1 – approval by board. Discussion ensued. The board wants to have a “revocable encroachment easement signed by the owner of the unit and must be executed within 30 days or the vent will need to be removed.
- Installation of new smoke devices on back hallway due to remodel of unit #1 – to be paid by Unit #1. Discussion ensued – board agreed.
- Discussion on new roof. Done for now but watching it.
- Other – Protocol for owners/tenants remodels –
- Signage – a letter from the owner of the unit – proof of ownership, owner must present what the square footage allowable), (allocated square maximum) is and a letter from the HOA approving the signage. Discussion ensued:
The board adopted the following Guide line - 5.5 sq feet for the 4 retail units on the 1st floor and then 3 sq. ft for second and third floor.

9. Adjournment. Dave Pedersen made a motion to adjourn. Lynn Black seconded and meeting was adjourned at 5:30 pm.

Respectfully submitted,

BY: Jarmik Property Management, Inc.
Judi Balkind, DAVED HOA Manager