

APPROVED: Aug 8, 2019

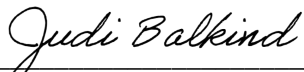
**#4 SOUTH CORNET CREEK CONDO ASSN.  
MINUTES TO ANNUAL MEMBERSHIP & BUDGET MEETING  
October 5, 2017 11:00 A.M. (MDT)  
TELLURIDE, CO 81435**

1. Roll Call and certification of proxies. Bill Coppolla (Unit 403), Mike Vranka (Unit 401), Mike Walker (Unit 402), Tesha Karn (Unit 400) and David Hunter (Unit 404).  
Quorum met and meeting was called to order.
2. Proof of notice of meeting or waiver of notice. ***David Hunter made a motion to approve notice of the meeting. Tesha Karn seconded the motion and motion passed.***
3. Reading and approval of the Minutes of Annual Members meeting of March 10, 2016. ***David Hunter made a motion to approve the minutes to the Annual Members meeting of March 10, 2016. Mike Vranka seconded the motion and motion passed.***
4. Election of the Executive Board – One Year Terms
  - a. Election of three board members –
    - Bill Coppolla – President
    - Mike Vranka – Secretary/Treasurer
    - Paul Adessi – Vice President (sold his unit)***David Hunter made a motion to nominate Bill Coppolla as President, Mike Vranka as Secretary/Treasurer and Tesha Karn as Vice President. The members accepted their nominations. Tesha Karn seconded the motion and motion passed unanimously.***
5. Reports of officers. – None
6. Reports of committees. – None.
7. Unfinished Business.
  - a. Review 2016 Financials. The 2016 financials were presented. Discussion ensued. ***David Hunter made a motion to accept the financials as presented. Bill Coppolla seconded the motion and passed unanimously.***
  - b. Discussion on “amended” declarations, by-laws and rules and regulations. It was noted to the members that CCIOA (Colorado Common Interest Ownership Act) requires that all Colorado Home owners associations adopt Governance policies. The policies will be circulated to the members for review and approval at the next membership meeting.
  - c. Trash and recycling- Discussion – Separate trash for residential vs. commercial usage by “There Bar “. Tesha Karn was in contact with Jonny, manager of the “There Bar” regarding the issue with the trash shed. Jonny sent an email noting he has agreed to degrease and scrub the concrete once per week on Thursday as well as agreeing to pay for a 3<sup>rd</sup> glass receptacle. It was suggested the Trash and Recycling bins be labeled and clearly marked. The members agreed to install a partition (vertical section with a shelf on top) to separate the cardboard.
8. New Business.
  - a. Projects not included in 2016 Operating Budget
    - Exterior staining of building – (last time July 2008 - \$20,400.00). David Hunter noted the building still looks good. The members agreed that the building looks to be in good condition and will be tabled until next year.
    - Load of gravel for back carport area – Completed
    - Barn doors for recycling/trash area – Mike Vranka requested the HOA keep this as a consideration and incorporate the new doors in the future. Bill Coppolla has contacted a

- contractor for a bid for new doors and will submit to the owners for review and discussion.
- Landscaping – Discussion. David Hunter noted the landscaping is fine and suggested a one time cleanup of the grounds would be sufficient.
  - Discussion on removal of trees – 3 areas of concern (\$2,200.00 bid for one tree). Mike Walker noted he would not want the trees to come down but suggested selective pruning and stabilization of the trees to prevent damage to the soffit. Bill Coppola talked about trimming the tops of the trees but also noted the back tree may begin to damage the concrete. David Hunter noted the tree on the back side of the building has cables but is not visible from anyone.
  - Installation of gutters/heat tapes on upper roofs (attached bid - \$3,900.00). David Hunter felt that the installation of heat tapes will melt the lower level of the roof but could potentially cause more problems that it solves. The corner of the building behind the “There Bar” and areas in front of David’s garage needs to be monitored. David asked for the snow removal company be more diligent with the removal of the large “snow/ice” piles. The snow removal company will be contacted
- b. Review and discuss 2017 Financials. Discussion ensued. Mike Vranka suggested reviewing the financials at year end to determine if there would be a need for any additional funding.
- c. Review and discuss proposed 2018 Budget. The 2018 budget was presented with a slight increase in dues. ***Mike Vranka made a motion to approve the 2018 budget. Motion seconded by David Hunter and passed unanimously.***
- d. New Owner of commercial Space – Boardwalk Real Estate- request to discuss: Tesha Karn was introduced as the new owner of the commercial space and asked for clarification on the following repairs:
- Inadequate weather strip sealing – Owner of Limited common element
  - Loose/damage / missing siding – HOA – look into Hardy board for the panels.
  - Broken window frame - Owner of Limited common element
  - Inadequate flashing – Owner of Limited Common element
- e. Clarification of repairs to Limited common elements vs. Common elements, ie Ski Lockers. It was noted to the members the Limited Common elements repairs and maintenance are the responsibility of the unit owner as designated on the plat map, ie. Individual ski lockers.
- f. Other.
- Mike Walker noted a window in the common hallway was broken by an unruly guest and was replaced but is inoperable. Mike asked to have this looked into.
  - No parking signs on the North Side of the bike rack. The members requested a “No parking sign – Towed at Owner’s expense” to be placed on the tree outside David Hunters unit.
  - Look into a “lock” for the sliding glass doors.
  - The lights come on 24/7 – replace the lights on continuously David will look at motion detectors or replace with LED lights.

9. Adjournment. ***David Hunter made a motion to adjourn the meeting. Motion seconded by Tesha Karn., motion passed.***

Respectfully submitted,



By: Jarmik Property Management, Inc.

Judi Balkind, #4 South Cornet Creek HOA Manager