

COLUMBINE HOMEOWNER'S ASSOCIATION
2011 ANNUAL MEETING
CHRIS MYERS'S CONDO (F), 533 WEST PACIFIC AVENUE, TELLURIDE, COLORADO
TUESDAY, AUGUST 02, 2011

The 2011 Annual Meeting of the membership of Columbine Homeowner's Association (the "HOA") was held on Tuesday, August 02, 2011, at 5:00 pm at Columbine Condominiums Chris Myers's (Unit F) in Telluride, Colorado.

CALL TO ORDER

Present in person were owners Chris Myers (Unit F), Cory Brimhall (Unit B), Sue Lincoln (Unit A) and Jim Neubauer (Unit C).

Karyn Marolf, the HOA property manager, was also present.

Owners present in person at the meeting comprised a quorum of 66% of the of the HOA membership: thus, a quorum was present and the meeting was called to order @ 5:09 p.m. by the president, Chris Myers.

Approval of Prior Meeting Minutes

Minutes of the July 27, 2009 HOA annual meeting were available for review at this meeting. *No meeting was held in 2010.*

A motion to approve these minutes as amended was made by Sue Lincoln and seconded by Cory Brimhall. The motion was approved.

Financial Report and Review of 2010 operations

In 2009, a 15% dues increase was implemented to start a small reserve fund to cover expenses (e.g., higher flood insurance coverage, incidental repairs, etc). This proved to be sufficient to cover the 2010 expenses. Snow removal costs were down in 2010-2011 as it was a light snow year. The snow shoveling of the walks and occasional roof clearing is contracted out, with Chris doing supplemental snow shoveling between storms and in the alley which saves the association considerably. Trash costs were also down (one less trash polycart was returned due to lack of need). It was brought to Chris Myers' attention this winter that the heat tape for the front gutter over the boardwalk was plugged into an outlet in the breezeway that is actually linked to unit C. Consequently, a check was issued to Jim (Unit C)

to cover the electrical costs of 1 month. A contractor (Bruce Petty) was hired to rout an extension cord to a carport outlet under the board walk to avoid using the Unit C outlet.

In 2008 a special assessment for \$24,000 for various improvements was assessed. This was to cover various minor roof repairs, adding steel siding over the stucco on Unit F foundation, and water meter/backflow preventer upgrades for all units. As of date the balance left is around \$13,500.

Old Business

1. Adding backflow preventers and new water meters to all units. Estimated expense \$7,000. The town has notified all Condo Associations that they have to install backflow preventers on all water lines and up to code water meters. The discussion of the Association installing the backflow preventers / water meters to every unit and then every owner would have their own water meter and be responsible for their water bill and maintenance.

A motion was made by Cory Brimhall and seconded Sue Lincoln that the HOA upgrade the water meters and install backflow preventers and owners pay their individual water bills. Add a hose bib to the common under unit D. Amend the 2012 water budget to reflect increase in capital water expense. The motion passes.

2. General upkeep-Gutter replacement, adding steel over the stucco, crawlspace insulation, removal of a satellite dish. The crawlspace under Cory's (Unit D) and Jim's (Unit C) units needs to have insulation repaired before winter where there are openings to the boardwalk between the units. The floor may also need more insulation. Chris will get an estimate and get back to the homeowners on the cost and if they wish to proceed. The stucco on the rear building (Unit F) was to be covered with corrugated steel and was part of the special assessment from years ago. A shed roof over the boardwalk in the courtyard should be added (by Unit C & D) to minimize ice accumulation. Additional gutters also need to be installed to divert the water that runs off the roof onto the board walk. The gutter over the front entrance needs to be redone. Several years ago Oli did some roof and skylight maintenance. The skylight flashing over the dining room in unit C is in need of maintenance. Chris suggested that the HOA have Oli do the gutter work and roof /maintenance

repairs. The steel siding, new boardwalk roof, and insulation work would be done by Bruce Petty.

It was estimated that the cost for the gutters/steel /roof maintenance would cost around \$5000.00 and the water meters/backflow around \$7000.00. All were in favor. Currently there is a satellite dish that appears to be non-used. If unclaimed and not in use the board all agreed that the dish needed to be removed.

3. Long-term assessment-Roof replacement: The roof on the front building (Units A/B/C/D) is now 25 years old and will need to be replaced sometime in the coming years. A repair to the skylight flashing over the west rear bedroom in Unit D one year ago has ended leaks there from ice dams. A similar repair proposed for the Unit C skylight should be similarly effective (FYI: no leakage has been noted there; this is a preemptive repair). The HOA will get Oli to give an evaluation of the condition of the roof next spring (2012).
4. 2011 Operating Budget: A review of the 2011 budget (income and expenses) Cory asked Karyn to email the quarterly dues statements 1 month prior to new quarter. Cory would also like a copy of the insurance for review.

Motion was made by Cory Brimhall and seconded by Sue Lincoln to approve the 2011 operating budget.

5. Clarification on "time shares" - Let it be noted that Columbine Condominium Association is **NOT A TIME SHARE**.

Nomination and Election of Board of Members:

Chris Myers nominated Cory Brimhall (Unit D) as President .

Sue Lincoln nominated Chris Myers (Unit F) as Vice President .

Chris Myers nominated Jim Neubauer (Unit C) as Treasurer.

A motion was made by Cory Brimhall and seconded by Sue Lincoln approving this group as Officers for the coming year. The motion was approved.

There being no other business to be discussed at this meeting. Chris Myers moved to adjourn @ 6:42 p.m. All were in favor.