

## **Double Diamond HOA 2021 Board/Owner Meeting Minutes DRAFT**

**January 26, 2021**

**VIA ZOOM DUE TO COVID-19**

Telluride, CO 81435

1. Meeting was called to order by Bill Carr, HOA President, at 5:00pm MT.
2. Roll Call was taken and a quorum of 47 votes was present and proof of meeting notice was given.

Also present:

Anita Cody, HOA Property Manager  
Joe Solomon-HOA legal Counsel

3. Discussion about the First Amended and Restated Bylaws  
Bill opened the discussion about why the current board has decided to amend the current bylaws. Joe noted that staggered board terms is recommended so that there are board members that remain each year from previous years.

Owner comments:

- a. Alicia Pfaff- Unit #7—
  - She commented that the board gets to choose who runs against the current board and the director qualifications seem to give all the power to the board.
  - She commented on the non-owner's question and Joe recommended that the title to the unit be put into a business entity.
- b. Leslie Barnes- Unit #4—
  - Understands unilateral control.
  - Director qualification to keep the board grounded and the membership has expectations of who they are voting for each year.
  - Supportive of 3 year terms.
  - Bylaws can be amended again if they need to be changed.
- c. Fred Bruno- Unit #24—
  - Fred noted that the board has privileges and responsibilities that owners do not have access to.
  - The Declaration and the Bylaws give directors access to make sure a unit is in compliance as per an easement of the Declaration.
  - Owners put trust in the board members they elect and it is important that all candidates pass a background check prior to being a candidate for the members to elect.

- d. Ryan Pfaff- Unit #7—
  - Felt that mandatory background check is okay as long as there is a clear list of requirements for each candidate.
- e. Bill Carr- Unit #8—
  - Bill noted that the new bylaws increase the board from 3 to 5.
  - Directors should be owners.
  - It is important that an appropriate agent is representing the company that owns the unit.
  - A bio is needed from owners who are running for the board.
- f. Kevin Preble—Units 6, 13 and 16
  - Stated that notice for the meeting was not properly noticed.
  - (Joe Solomon stated that it was)
  - Noted that this new amendment doesn't need to take place and is not urgent.
- g. George Norcross—Unit 17—
  - Noted that the board has been at 5 members for over 25 years and it is good to get the documents to reflect this correctly.
- h. Rob Coalson—Unit 5—
  - Feels background checks for board members are okay.
- i. Mark Lampi- Unit 9—
  - Doesn't like the subjective part of the board qualifications.
  - Doesn't like the clause of access of easement for board members.
  - Wondered if the amended bylaws could be tabled?

A vote was taken of the membership and 31 yes votes and 16 no votes to amend the bylaws.

George moved to Approve the First Amended and Restated Bylaws

Bill seconded the motion

Leslie commented that the board needs to make further revisions to this document

All were in favor.

Meeting adjourned at 6:25 PM MT by Fred Bruno, John Balmain seconded the motion