

Double Diamond HOA 2015 Annual Meeting Minutes

March 24, 2015

Miramonte building, Telluride Colorado

333 West Colorado Avenue

Telluride, CO 81435

1. Meeting was called to order by Steve McComb, HOA President, at 5:35pm.
2. Roll Call was taken:
 - Unit #1 > John Carlio not present, proxy to Steve McComb
 - Unit #2 > Lori & Andy Thompson, present
 - Unit #3 > Claudie DeSecco & Frank D-Aragona, not present, proxy to Steve McComb
 - Unit #4 > Leslie Barnes & David Leonard not present, proxy to Steve McComb
 - Unit #5 > Julie Nelson not present, proxy to Steve McComb
 - Unit #6 > Wendy Walker not present, proxy to Steve McComb
 - Unit #7 > Steve McComb, present
 - Unit # 8 > Bill & Susan Carr, present
 - Unit # 9 > Peter & Kristen Norstrand not present, proxy to Steve McComb
 - Unit # 10A > Ed McCashion, not present, no proxy
 - Unit #10B > Nate Smith, present
 - Unit #11 > Andrew Tilli, proxy to Steve McComb
 - Unit #12 > Rick Howden, present
 - Unit #13 > Steve Gabriel, present
 - Unit #14 > Brent & Lotta Kinetz, present
 - Unit #15 > Molly Michol, present via telecon
 - Unit #16 > Darcy Brown not present, proxy to Steve McComb
 - Unit #17 > George Norcross, not present, proxy to Steve McComb
 - Unit #18 > Tim Grizzell, present via telecon
 - Unit #19 > Lauren Bloemsma, present
 - Unit #20 > Mark Stehr, present
 - Unit #21 > John Balmain, not present, proxy to Steve McComb
 - Unit #22 > John & Kathleen Fedack, not present, no proxy
 - Unit #23 > Homer & Julie Sevard not present, proxy to Steve McComb
 - Unit #24 > Fred Bruno not present, proxy to Steve McComb
 - Unit #25 > Emmitt Kisbaum not present, no proxy

There were 43 out of 50 total votes accounted for in the meeting. As a result, the necessary 51% of the total 50 votes was made to create a quorum.

3. Election of HOA Board

The current board holds a one year term. All board positions were open for election.

Mark Stehr read a letter that he submitted to all owners present at the meeting, stating why he would like to be elected to the board of directors. Key points were; Snowmelt system, roof snow removal and paying HOA president. Steve McComb rebutted all points that Mark claimed.

Mark Stehr moved to re-elect Tim Grizzell to the board. Lauren Bloesma 2nd the nomination.

Steve McComb moved to re-elect George Norcross to the board. Rick Howden 2nd the nomination.

Bill Carr moved to re-elect Fred Bruno to the board, Rick Howden 2nd the nomination.

Nate Smith moved to elect Mark Stehr to the board, Steve Gabriel 2nd the nomination

A secret ballot election was held –Fred with 30 votes and Mark with 13 votes

Steven McComb nominated John Balmain, Bill Carr 2nd the motion.

Steve Gabriel nominated Mark Stehr, Tim Grizzell 2nd the motion.

A secret ballot election was held –John with 31 votes and Mark with 14 votes

Mark Stehr moved to re-elect Steve McComb, Nate Smith 2nd the motion

2015 HOA Elected Board

President=Steve McComb-#7

Vice President=John Balmain-#21

Treasurer= Fred Bruno-#24

Secretary= George Norcross-#17

Board Member-Tim Grizzell-#18

All were in favor for the election of the 2015 board members.

4. Double Diamond HOA's current state of affairs

Physical State

Steve McComb gave his perspective of the Double Diamond HOA. He feels that the HOA is sound, and the complex looks very good and the physical state is maintained at the highest standards.

Financial State

Conservative philosophy state—maintain fiscal responsibility

HOA Psychological State

Owners meet financial obligations and get along with each other—there are no major discords going on with owners. He did state that if the rules of communal living are adhered to then it makes for a very cohesive living situation for all owners/ tenants of Double Diamond HOA.

5. Steve gave an overview of what the maintenance company, Property Management of Telluride, perform for the HOA as per their contract with Double Diamond.
6. Nate Smith moved to approve the 2014 minutes of the annual meeting as read, Rick Howden second the motion, all were in favor. 2014 Annual meeting Minutes Approved.

7. 2014 Review

- 2014 major projects successfully completed:
 - ✓ Major deck replacement –units 1, 2 & 5 (\$51.1K)

2014 Profit & Loss—

- ✓ Total income =\$132782.00
- ✓ All expenses were reviewed
- ✓ Steve noted that John Balmain reviews all expenses at the end of each quarter.
- ✓ Administrative---\$438 under budget
- ✓ Exterior Maintenance--\$9600 under budget
- ✓ Interior Maintenance-on budget
- ✓ Insurance—on budget
- ✓ Utilities- \$2500 under budget
- ✓ Normal Expenses--\$2500 under budget
- ✓ Capital Expenditures- \$1147 over budget
- ✓ There was still \$8500 available to put into long term capital reserves even after the major capital expenditures.

8. 2015 New Business

Major Projects Proposed

- Major Deck Replacement Units #7 & #9 (\$25K)
- Replace Eroded Metal on Flashing & Doors (\$ 2.5K)
- Structural Analysis of Courtyard Decks for Safety (\$ 1.7K)
- Dog Bag Dispenser & Sign SE Corner of Complex (\$ 0.9K)

TOTAL = \$30.1K

2015 Adopted Budget

- Steve discussed projected expenses for 2015.
- The operating income would be \$135K for the calendar year
- Administration expenses were increased due to DORA regulations for the HOA and since the president is paid then he needs to be a certified property manager of which the HOA will pay these expenses.
- Utilities- Steve explained that to keep the ice from building up in the courtyard, the boilers are turned on in the afternoon to warm up the concrete then the ice will be melted in the evening to create a safe environment.
- Capital projects—
 - the HOA will hire a consultant to look at all the decks in the complex to check on the integrity of each deck.
 - #7 & #9 will need to be replaced in 2015 –the cost will be around \$25K for this project (if all goes well) --
 - -flashing needs to be replaced in a few areas,
 - dog poop bag dispenser.
- With the total projected income and total projected expenses, it would leave \$20K to put in the reserve fund at the end of the calendar year.

Future Considerations with Large Financial Ramifications

- 25 year Capital Outlay Serious Review every 5 years > 2019
- All Courtyard Decks Replacement a NEW Item!
- Interest Rates on CDs Still Extremely Low (expectations were 1.5%)
- Through 2015, We Are \$11K Better Than Projection
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We must continue to save for tomorrow to avoid future assessments based on the aging of our complex!

Open Forum

Brent Kinetz commented that he feels that Steve's value to Double Diamond is important.

Steve McComb moved to adjourn the meeting at 7:35pm.