

Double Diamond HOA Owners' Meeting Minutes

January 25, 2022

Telluride, CO

Conference Call/Zoom Meeting

1. Meeting was called to order. Roll Call was taken.

Unit		present	Proxy	absent
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1	2		2	
2	2	2		
3	2		2	
4	2	2		
5	2			2
6	2	2		
7	2	2		
8	2		2	
9	2		2	
10A	1			1
10B	1			1
11	2	2		
12	2	2		
13	2	2		
14	2			2
15	2			2
16	2	2		
17	2	2		
18	2	2		
19	2		2	
20	2			2
21	2	2		
22	2	2		
23	2		2	
24	2		2	
25	2			2

50

24

14

12

50

Total

38

2. A quorum of the members was determined.

3. Leslie Barnes made a motion to approve the April 12, 2021 annual meeting minutes. Rick Howden seconded the motion. Motion was approved.

4. First item on the agenda was the 2021 year end financial review. HOA president, Leslie Barnes stated the HOA website has been updated with the HOA financial information for 2021. Scott Bengel, of Telluride Consulting summarized the 2021 financial state of the HOA. He stated he had sent out the year end statement to owners, and that the books would be closed and tax return filed within two weeks. There is currently \$245,000 in the reserve account and an addition \$75,000 in the operating account. The HOA is still waiting on a couple receivables. A couple projects have not been completed as of 2021 and will continue into 2022.

Dues will remain the same for 2022. Rick Howden asked if the HOA had received all of the special assessment payments to which Scott replied we were still waiting on one. The party has been contacted. The HOA is looking at a healthy budget in the coming year. Anita mentioned we have contractors ready to go on the final deck repairs.

Rick Howden made a motion to approve the 2022 budget. Leslie Barnes seconded the motion. All were in favor and motion was approved.

5. Next item on the agenda was a short discussion of the complex project list for 2022. There were some questions regarding the deck repair and timeline. Some of the items on the list are an alarm system upgrade, paint/stain, decks 24 & 25 repairs, and rain gutter/heat tape project. The proposed project list is located on the HOA 2022 budget.

6. The next item on the agenda was a discussion of the updated rules, regulations, and responsible governance policies for the HOA. Leslie Barnes went through the new updates including ability to record meetings, adding grills that meet the fire code back, hot tub rules, and noise policy. An updated copy can be found on the HOA website. There was discussion on adding rubber mats to the hot tub floor to prevent slickness and a nice sign of the rules.

7. Next item on the agenda was a reminder from the president, Leslie Barnes to check the website for the action register to track projects at Double Diamond. John Greiser mentioned having maintenance request forms put on the website for owners for ease of use.

8. Next item on the agenda was a short discussion of owner construction/remodels dos and don'ts. When in doubt, always ask Anita or the HOA if a project can be done and if HOA/town approval is needed.

9. The final item on the agenda was the election of the 2022 Board of Directors. Two positions were voted upon for 2022. Leslie Barnes position and the open position not filled from Bill Carr's resignation in 2021. Ballots were sent out to owners prior to the meeting. The HOA membership voted to keep Leslie Barnes in her position and add John Greiser to the Double Diamond HOA board. Rick Howden motioned for the meeting to adjourn and Leslie Barnes seconded the motion.

Meeting adjourned.

The HOA Board of Directors went straight into a short board meeting to discuss and vote board positions for the 2022 year. Positions were jointly decided as follows:

President: Leslie Barnes

Vice President: Alicia Pfaff

Secretary: John Greiser

Treasurer: John Balmain

Member at Large: Fred Bruno

Leslie Barnes made a motion to make these board positions for the officers, Alicia Pfaff seconded the motion, all were in favor and motion passed.

Alicia Pfaff motioned for board meeting to adjourn.