

Double Diamond HOA 2021 Annual Meeting Minutes DRAFT

APRIL 12, 2021

VIA ZOOM DUE TO COVID-19

Telluride, CO 81435

1. Meeting was called to order by Bill Carr, HOA President, at 5:35pm MT.
2. Roll Call was taken:

The necessary 51% of the total 50 votes were represented to meet a quorum of the owners.

each unit has 2 votes except 10A & B

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

TOTAL	50	25	8
	Total	33	

Also present were Anita Cody, HOA Property Manager

3. Fred Bruno moved to approve the minutes from the February 5, 2020 Annual meeting as presented, 2nd by John Balmain, All in favor- Unanimous
4. Fred Bruno moved to approve the minutes from the March 10, 2020 Annual meeting as presented, 2nd by John Balmain, All in favor- Unanimous
5. Bill Carr opened the meeting by thanking Tim Grizzell and George Norcross for their service to the HOA board over the years.
6. 2020 Project overview:
 1. Bill researched adding a trash compactor but several factors would make it not feasible—ie space, power —therefore, the trash is picked up five days a week
 2. Bike registration has been implemented to keep the bike racks free of non resident bikes
 3. An owner survey was done in 2020 which resulted in a consensus that owners wish to limit the amount of units one owner can purchase.
 4. A monthly newsletter is sent to the membership to keep up on all matters in the HOA
 5. A document repository is being implemented to save all HOA documents.
 6. The hot tub enclosure will be completed in spring of 2021.
 - a. Stain the concrete
 - b. Steps will be stained as well as reconfigured so not slippery and more stable
 - c. Lights added in the pine tree
 - d. Mulch and landscaping completed around the tree
 - e. Seasonal hanging plant baskets will be hung on the taller posts
 - f. New hot tub cover
 - g. Community grill
 - h. Furniture will be added
 7. Unit 25 deck reconstruction will be done in spring 2021
 8. 2020 Financial Review—no discussion
 9. 2021 Adopted Budget review:
Anita noted that the dues were not increased for 2021. There were no objections from the membership on the adopted budget.
 10. Capital Improvement Discussion:
 1. The heat tape and gutters project will go out for competitive bidding. Bill explained that the water running down on to the new decks is deteriorating the wood at an accelerated rate. The decks need to be protected from the deluge of water running off the roof edges. Leslie would like to have a study performed by a professional to make sure this project is done properly and then sent out to bid.

11. Election of HOA Board

Board ballots were sent out to the members for election. The membership elected to the

2021-2022 board of directors:

Seat one= John Balmain- 2024

Seat two= Alicia Pfaff-2023

Seat three= Leslie Barnes- 2022

Seat four= Bill Carr-2022

Seat five= Fred Bruno- 2024

(note—the seats were assigned at the April 20, 2021 board meeting)

12. Anita noted some important upcoming HOA items—Annual Fire alarm/Fire suppression inspections and power washing of the courtyard
13. Bill thanked Property Management of Telluride for their work as the HOA managers of Double Diamond HOA
14. Fred moved to adjourn the meeting at 6:43 PM MT and George seconded the motion.