

Double Diamond HOA 2019 Annual Meeting Minutes APPROVED

March 27, 2019

Miramonte building, Telluride Colorado

333 West Colorado Avenue

Telluride, CO 81435

1. Meeting was called to order by Tim Grizzell, HOA President, at 5:39pm MT.
2. Roll Call was taken:
 - 34 of the 50 votes were represented by proxy, in person or by conference call.

As a result, the necessary 51% of the total 50 votes were represented.

3. Tim Grizzell opened the meeting by discussing the aging complex.
 - a. Time noted that the aging complex is in great shape .
 - b. The decks of units 11/13 and 21/23 were replaced in the fall of 2018. This was a big cost to the HOA
 - c. The deck replacements were not taken into account in the 25 year capital plan.
 - d. If owners wish to expand their decks they will need 100% owner consent.
 - e. All five board members work together efficiently.
 - f. He discussed that the Anita Cody and her team is doing a good job as managing agent.
 - g. Shugars & Company is handling the accounting
 - h. Tim thanked Bill Carr for his ongoing assistance with the HOA board matters.
4. Bill Carr moved to waive the reading minutes from the 2018 annual meeting of the members, Andy Thompson seconded that motion. Bill moved to approve the minutes as presented, 2nd by Rick Howden, All in favor- Unanimous
5. Election of HOA Board

The current board holds a one year term; therefore, all board positions were open for election.

Andy Thompson nominated- George Norcross , Tim Grizzell, John Balmain, Fred Bruno and Bill Carr as board members for 2019-2020. Ed McCashion seconded the motion
All were in favor.

2019 HOA Elected Board

John Balmain-#21

Fred Bruno-#24

George Norcross-#17

Tim Grizzell-#18

Bill Carr- #6

6. Insurance inspection of the complex resulted in a mandatory condition to remove all grills from individual owner's decks. The board did spend a lot of time talking to different underwriters and the fire marshal. What was created was a resolution to prohibit grills on the HOA property.

7. 2018 Financial Review

Profit & Loss---Four deck replacements were done in 2018 at the cost of \$76,211.00

8. 2018 Adopted Budget presented to the owners.

- Tim discussed projected expenses for 2019.
- Capital projects—

DECKS

- #12, #14, #16 and #18 decks will be replaced in 2019
- The permits are ready for the project that will begin in April as soon as the weather permits.
- The contractor is going to try and use the existing large beams and evaluate with an engineer when onsite.
- Unit 6 deck will need to be redone as well. Units #4 and #8 will be evaluated in the spring of 2019 to check the integrity of the beams.
- Units 24 and 25 decks will be evaluated when the contractor is onsite.

STAINING

- Certain areas of the complex will be stained in 2019—all green siding, all entry doors to units and all trim around first floor doors and garages.

CAPITAL IMPROVEMENT ANALYSIS

- The board has hired an independent person to update the 25 year capital plan. This will be available in July 2019

TRASH AREA

- Look at making the trash area more efficient. Kevin Preble is looking into other options besides the trash carts—possibly a trash compactor

HOT TUB AREA

- Upgrades of the deck and fencing and a community BBQ grill.

9. Miscellaneous

- a. An owner noted that trash issues are typical during a busy weekend. Trash is not picked up on Saturdays and Sundays so it collects quite a bit on those days. If owners have bulk items they should call management and have a special pickup done to alleviate the trash area from filling up.
- b. Bill thanked Tim for all of his hard work at Double Diamond HOA

Bill moved to adjourn the meeting at 6:26 PM MT. Tim seconded the motion. All in favor.