

Brown Homestead HOA Board Meeting Minutes APPROVED
September 29, 2022
Telluride CO 81435

Meeting called to order at 5:43 PM MT

Board members present:

Lou Kissling-A1
Jamie Hozack- C2
Sydney Denman- C4

Others present:

Anita Cody-Property Manager
VV Tutt- B4
Mark Gudmens- B2
Eric Mueffelman- B3
Adam Mosier- D3
Linda Messier- E2

A quorum was met with 3 of the 5 board members in attendance.

The board accepted Eric Hynes resignation from the sale of his A2 unit.

AGENDA:

1. Annual Insurance renewal-- After working over a month with several brokers to provide a solid insurance policy for the HOA the Board selected CinciCorp for 2022-2023.
Lou moved to approve the renewal
Sydney second the motion
All were in favor.
2. HOA Rules and Regulations-- Discussion about updating the current document. Owners that want to see changes on the document should submit by November 1 to management.
3. Unit B3 stated that he is having issues with marijuana smoke from B1 in his unit. He provided a memo from his personal attorney to the board for review. The HOA board will reach out to the HOA legal counsel to review.
4. Changing of Common Elements-- Discussion about owners adding gardens to the common areas to enhance the property. Linda Messier and Mark Gudmens will be on the committed to provide plans for the landscaping at Brown Homestead
5. Storage building discussion—Lou commented that he has an inquiry with the San Miguel county building department to see if additional out buildings could be built for the purpose of storage units on the property. (update—this action was not approved by the county)
6. Trees removed-- Anita will get bids for tree removal by buildings A & D-- these were noted in the fire mitigation report as well and insurance carriers.

7. Drainage Area Concerns-- Jamie is collecting data submitted by owners who are having issues with their patios and buildings—B2 has water ponding on the west side of the B Building. Anita will reach out to an engineer for a plan and proposal.
8. Updated Responsible Governance Policies—
Lou moved to approve the Amended RGP's as prepared by HOA legal counsel according to the new changes imposed by the State of Colorado
Jamie seconded the motion
All were in Favor
9. Annual meeting of the members has been scheduled for November 15 at 6:00 PM MT
10. Miscellaneous discussion—
 - a. Mark Gudmens would like to see all front porches and sidewalk cracks fixed
 - b. Sydney noted that the exit of the property is dangerous –need to remove more foliage and maybe some signage
 - c. Lights at steps update-- Anita will check with the electrician—update the current wiring is not longer viable and solar lights or low voltage lights are recommended
11. Meeting adjourned at 7:28 PM MT