

BROWN HOMESTEAD CONDOMINIUMS HOMEOWNERS ASSOC., INC.

MINUTES OF ANNUAL OWNER MEETING Approved

Date: December 14, 2020

Location: And via conference call due to COVID 19

Owners Present : Lou Kissling- A1
Joe MaGee- A4
Pat O'Conner- A3-by proxy
Vesta Tutt- B4
Dru Wallon- B2
Linda & Bill Mueffelmann- B3
Jason Galt-C1
Jamie Hozack- C2
Adam Mosier-D3
George Hoffman- E3
Paul Snyder- E4
Linda Messier-E2

Others Present: Anita Cody—HOA property manager

Call to order at 5:11 p.m. MT.

Roll call. Proof of notice.

Determination of quorum of 50%--11 of 20 Owners represented

Motion by Lou Kissling second by Adam Mosier, to approve the December 9, 2019 owner meeting minutes. *Motion passed by unanimous vote.*

2020-3rd Quarter financials review

Lou commented that the HOA is on target for the budgeted year. There were no other comments.

Presentation of Adopted 2021 Budget

This budget was adopted by the board of directors by unanimous consent in lieu of a meeting.

Lou stated that there are \$208,000.00 in reserve funding that includes the reserve account, cash account and CD account as of September 30, 2020.

Lou made a motion to approve the budget as presented, Linda seconded the motion. *Motion passed by unanimous vote.*

Election of Directors for 2021

A ballot was sent out to owners with interested owners Bio's--Lou moved to nominate Adam Mosier (D building), Lou Kissling (A building), George Hoffman (E building), Jamie Hozack (C building) and Joe Magee (A building) as directors of the board. Lou moved to elect these nominated owners, Linda seconded the motion, *Motion passed by unanimous vote.*

Old business:

Dru noted that the step lights are no longer working and inquired as to when they would be fixed. Anita will have someone look into this issue.

New Business:

Paul asked about tree mitigation and defensible space for the Brown Homestead HOA. He will work on a practical assessment with the fire marshal and report back to the HOA board on their findings.

Paul noted that the very South and East side of the lawn is very dry and the irrigation system is in need of more sprinkler heads. Anita will look into the most economic solution for irrigating this area of the lawn.

SMVC—George will get a report from the developers on when they might start on their project next to the Brown Homestead.

Professional Reserve Study discussion—Lou told the members that a study from a professional company can be performed for a quote of \$2950.00. After much discussion it was a general consensus from the members that it was not needed at this time due to the large remodel that was performed about 8 years ago.

George noted that the sewer line should be inspected. This line goes from the HOA down Boomerang road about 1/2 mile. It will be expensive to replace this pipe. It will be at the cost of the HOA. It might be worth getting an estimate of the cost per linear foot to replace to budget accordingly.

Lou thanked Anita & Ray with Property Management of Telluride for their work as property managers.

Meeting adjourned 6:11 p.m. MT by Lou Kissling

Minutes approved at November 30, 2021 Annual meeting