

SPECIAL MEETING OF THE MEMBERS
December 11, 2013
3:00 P.M., local Telluride time

Called to Order:

The meeting was called to order by Lee Hooper at 3:10

Roll Call and Determination of Quorum:

Owners Present by Teleconference:

Lee Hooper

Elizabeth Barth

Geoffrey Harrison

Steve and Nancy Wagner

Owners Represented by Proxy:

Barbara Parrish (unit 302) to Dan Dockray

Non-Owners Present by Teleconference:

Dan Dockray, Property Manager

Nicole Pieterse

Harley Brooke-Hitching, Secretariat

Nicole Pieterse declared 100 % of directors present and a quorum of over 51%:

Townhome Units 1, 4, 7 and 302 by proxy. Sterling Capital Units: 101-104. 305, 307, 401, 402, 501, 502, 204, 206

Proof of Notice of Meeting:

Lee Hooper stated that notice of the meeting had been sent on November 27, 2013

MOTION by Lee Hooper to waive deficiencies of notice

SECOND by Dan Dockray

A voice vote was taken and the motion passed without objection

Discussion of Proposed Third Amendment to Declaration and Third Amendment to Map for the Elkstone Community:

Lee Hooper summarized the proposed changes to parking allocations and locations of parking spaces stating that these changes would not affect any spaces belonging to Owners. He outlined the “swapping and moving” to correct an original misallocation of parking spaces. All Penthouse Units have 2 side-by-side parking spaces allocated with the exception of Penthouse 502, which has 1 parking space in a remote location. The proposed Third Amendment is to rectify the inequity and changes only affect parking spaces allocated to units owned by Sterling Capital and relocate the “Association Parking Space” which is available for tradesmen and visitors.

Nicole Pieterse reiterated that the proposed changes do not affect dues nor any Owners' units, but only effect Sterling Capital and reassignment of the Association Parking Space. She noted that 57.77% of Owners were represented or present at the meeting and that 67% affirmative votes were required to amend the Elkstone Declarations. She recommended a vote of Owners represented or present and that affirmative votes could be collected later.

MOTION by Lee Hooper to approve the Third Amendment to the Declarations of Covenants, Conditions and Restrictions for Elkstone, a Colorado Common Interest Community and the Third Amendment Map (2 pages) as submitted

SECOND by Elizabeth Barth

A voice vote was taken and the motion passed without objection

Nicole will follow-up with Doug Tueller's office to secure the additional votes needed to amend the Declaration and Map.

Nicole Pieterse asked Board Members to continue the Board Meeting continued from the prior week to another date to discuss the budget when the accountant, Erin Neer, could join them.

MOTION by Lee Hooper to continue the Board Meeting to Thursday, December 19, 2013 at 3:00 Mountain Time.

SECOND by Elizabeth Barth

A voice vote was taken and the motion passed without objection

Annual Owners' Meeting:

Elizabeth Barth and Dan Dockray spoke of the Townhome Owners setting a time for a call amongst themselves. Dan Dockray offered to "walk-through" the engineer's report with the Townhome Owners prior to the Annual Owner's Meeting. Nicole Pieterse said that the Annual Owner's Meeting would be scheduled once the Board had approved the 2014 budget.

Adjournment of Meeting:

MOTION by Lee Hooper to adjourn the meeting

SECOND by Elizabeth Barth

A voice vote was taken and the motion passed without objection. The meeting was adjourned at 3:42

DRAFT Minutes faithfully submitted by Harley Brooke-Hitching

The foregoing minutes of the December 11, 2013 Elkstone Owners' Association Special Meeting of the Members were APPROVED the 14th, day of January, 2014.

ATTEST:

Elizabeth Barth, Secretary