

**Minutes of  
Annual Membership and Budget Meeting of  
ELKSTONE HOMEOWNERS ASSOCIATION  
The Wilkinson Public Library, 100 West Pacific, Telluride, CO  
March 20, 2007 at 10:30 a.m.**

The annual membership and budget meeting of the members of the Elkstone Homeowners Association was held on Tuesday, March 20, 2007, at 10:30 a.m., at The Wilkinson Public Library, 100 West Pacific in Telluride, Colorado.

**I. Roll Call, Determination of Quorum and Call to Order**

**Members Present:** Nick and Libby Ball, Unit #1, Tom Musselman, Unit #6, Tim Chutz and Howard Schachat, representing Unit 8-11 developers.

**Also Present:** Judi Balkind, Homeowner Association Manager.

Judi Balkind announced a quorum was present and Tim Chutz called the meeting to order at 10:30 a.m.

**II. Motion to Approve/Waive Notice of Meeting**

**Upon motion made by Nick, seconded by Libby and passed, notice of this meeting was waived.**

**III. Reading and Approval of the Minutes of the Previous Annual Membership Meeting**

N/A

**IV. Reports of Officers**

N/A

**V. Reports of Committees**

N/A

**VI. Election of Directors/Officers**

N/A

**VII. Unfinished Business**

**A. Treasurer's Report - 2006**

Judi said three line items put the Association over budget through the end of the year:

- Landscaping maintenance. There were a few unbudgeted items, including the water meter touch pad for the irrigation system that had to be installed (required by Town of Mountain Village). The pad cost \$209 and restarting the system cost \$260. Additional repairs were made to nozzles, bubblers, the line and valves; tree stakes were removed; debris was removed. It was clarified that the original plan for the landscaping was that it be natural vegetation. The irrigation system was

only intended as a temporary measure to maintain the wildflowers and other plants. Eventually, that system will be disabled as there will be no continuing demand for irrigation.

- Snow removal – ground. Judi said she has increased snow removal costs for 2007 because issues were discovered this past year that will need to be fine-tuned. Tim explained that snow removal costs will, of course, vary from year to year depending upon actual snowfall and hauling costs.
- Insurance on building. Two units were added by the end of December 2006. The budget for insurance contained a ballpark figure and actual was higher than budgeted, so for 2007 Judi has spread the increase among the seven buildings.

## **VIII. New Business**

### **A. Approve Budget for 2007**

Judi said the budget has increased due to requests for more “TLC” on exterior of building, specifically more frequent window washing and cobweb removal. Judi has budgeted for three window washings (exterior) and removal of cobwebs. She thought the first time could be in June just before Bluegrass, a second cleaning could be about July 1 just before the 4th of July visitors, August would be skipped due to the rainy season; and a third cleaning could be about the first of September just before the Film Festival (Labor Day). She said she also included in the budget a power washing of the driveway where mud collects in front of units. She noted that until the vegetation matures, heavy rains could cause the mud to build up from one day to the next. Judi asked for direction from the owners with regard to how often all of this cleaning should be done. There was general agreement to the schedule as suggested above, with additional cleanings if necessary.

Judi said she had increased the snow removal, landscaping maintenance and insurance budgets for 2007.

Judi also explained the monthly capital reserve assessment is to ensure there will be money available 15-20 years from now for a new roof or siding or something major.

Discussion was held about how to prevent the ruts and potholes that developed this year between the buildings and the gondola. While it may not be entirely preventable, Judi will make an effort to have the snow removed as quickly as possible before delivery trucks, etc. hit the roads. Judi said the policy has been 4”-6” of snow before removal is done. Most of the snow removal contractors measure the snow at their offices in Mountain Village. Judi said she could request the snow removal contractors come at 4”, come more often, and/or apply more ice melt and gravel. Judi said there would still be a problem in that area due to the trucks and because that area doesn’t get much sun. Tom requested that more attention be paid to this problem next year. Tim said another option would be to bring in a bigger machine at more cost to the Association. Suggestion was made that Judi increase the budget to allow Telluride Gravel to come in twice a month from December through March with the heavier equipment. Judi said she will add an extra \$1,000 to the budget (spread over 12 months), which would increase owners’ dues by about \$20-\$25 per month. The money will not have to be spent if the winter’s conditions don’t require extra snow removal. Those present agreed to increase the budget as Judi suggested. It is possible Trail’s Edge would share the cost. **Nick moved to increase the snow removal budget by \$1,000 and approve the 2007 Budget. Tom seconded the motion. The motion passed.**

**B. Construction of Additional Units**

Tim said currently Lots 8, 9, 10 and 11 are in the architectural review process. The intent is to build out the entire cul-de-sac at one time within about 12-14 months in order to minimize the impact of construction. The plan is to be ready by the holiday season in 2008. The units are not on the market at present. Discussion was held of the size and appearance of the units (exteriors will be identical to Units 1-7).

**C. Issues about Owners Setting Up Their Own Window Washing, Etc.**

Judi said that she always has the vendors give her copies of their certificates of insurance and window washers need to have the proper equipment. Judi said anything that is done to the exterior of the building that would involve the HOA needs to be funneled through the HOA for liability purposes if nothing else.

**D. Landscaping Issues**

Judi read an email from Mr. Berman, who asked Judi to mention some issues for him: (1) road maintenance and safety during construction, (2) a partnership between Elkstone and Trail's Edge regarding the shared roadway, (3) snow removal on an "as needed" basis, and (4) the summer exterior maintenance schedule. Judi said with regard to #1 above, Elkstone can continue to contact R.A. Nelson when the area needs to be cleaned.

With regard to a snow melt system on the shared roadway, Tim said the capacity exists in the boiler system to extend the snow melt system through the end of the street on 600A in front of Units 4, 5, 6, 7, 8 and into the corner of the cul-de-sac. He said the existing road is only temporary. At the end of the project, the developer intends to come back, repair the road and put a final 2" lift on the existing asphalt. He suggested extending the snow melt system to the end of the cul-de-sac before the repaving is done for the final lift. There is discussion at present between the developers. Discussion continued.

Judi stated that the exterior window washing will be done three times a year, the bottom of the driveway will be power washed to remove the mud, and landscaping of natural vegetation will take a while to mature.

**E. Sharing of Expenses on Driveway with Trail's Edge**

[See discussion above.]

**F. Other**

Judi said there are issues with the driveway lights. Two of the fixtures aren't working and the line was cut. The electrician tried to trace the line but won't be able to proceed until after the spring thaw. The janitorial service comes by at least twice a week to check the lights and they have been replacing light bulbs on a weekly basis, which was not the case in the past. There may be a shortage. The electrician will check this in the spring when he can pull out the line.

In response to a question, Judi stated that the light fixture that was damaged by a construction truck has been replaced. Judi will double check that all the light posts along the driveway have lights hanging from them now. Tim suggested that Howard order one or two extra fixtures for replacement purposes.

In response to a question about owners planting flowers outside, Tim said flower pots on the porch or decks (maintained by the homeowners) would be appropriate. Trees and annuals in the ground are not allowed as there will be no watering system once the project is complete and they will not be covered under the maintenance agreement with the landscaping people. The original intent was a natural vegetation landscape.

Tom noted the damage to his property by the trucks and asked if it will be repaired. Tim said he is certain it will be restored to its original intended look.

Tom asked what the plans are for the high-density parcel. Tim said it is only very preliminary at this time and has not yet been approved by Town Council or the Design Review Board, but the intention is for construction of an 18-21 unit building depending on design.

Tim said he and Howard appreciate the people at Elkstone seeing the quality and value of their project.

Judi asked who would like to have their monthly invoices emailed to them. Judi said there would be no problem with owners paying in advance if they so desire. Judi will prepare annualized bills so that everyone will have the option to pay annually.

Suggestion was made that a list of residents and email addresses would be helpful. There was no objection.

### **Miscellaneous**

Tom in Unit 6 asked what measures Tim and his company would be taking with regard to cleaning up their messes with regard to Units 8, 9, 10 and 11. Tim said this is addressed regularly with the builder and the builder does a great job cleaning up. However, it is a construction site and some days/weeks it will look better than others. Tim said there is no daily cleaning per se, but there is definitely a weekly job site inspection and cleanup. If something is out of hand due to rain, excessive debris or something, they will clean between inspections as necessary. If someone notices a problem, they should contact (1) Judi at (970) 728-5515 (work) or [jbalkind@hotmail.com](mailto:jbalkind@hotmail.com) or (2) Tim at [tchutz@comcast.net](mailto:tchutz@comcast.net) and the problem will be addressed. He said the builder is good at responding.

Following a question, it was explained that the roofs are designed to hold any snow load that may be dumped on them. They are well insulated with a thermal protection layer to prevent "hot spots." The way the gutters are heated, with the ice dams above them, there should never be dangerous ice falls from the roofs. He said the budget would provide for the event of massive snowfalls where the roofs might need to be shoveled. Discussion continued. It was noted that breakers inside all the units should be checked regularly to be certain they are turned on so the ice melt continues to function properly. The breakers should be on all winter and will be shut off in the spring.

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The address for Elkstone is 500 Mountain Village Boulevard (per the title insurance information). The road that comes in off Mountain Village Boulevard, past Units 1-3, may be Elkstone Place. There is no mail delivery; everyone must have a post office box. For furniture delivery, etc., the address can be stated as: off 500 Mountain Village Boulevard on Elkstone Place, Unit X.

There being no further business to come before the meeting, **upon motion made by Howard, seconded by Tim Chutz and passed, the meeting was adjourned.**

Respectfully submitted,

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By: Jarmik Property Management, Inc.  
Judi Balkind, Property Manager