

DRAFT
BLUE MESA LODGE CONDOMINIUM ASSOCIATION
ANNUAL MEMBERSHIP MEETING
AGENDA
December 5, 2019 at 2:00 PM MST
Telluride, CO

1. Welcome, HOA President Nancy Branyas
 - a. Roll Call, Certification of Proxies, and Establishment of Quorum (Judi Balkind). It was determined that we have a quorum of 66.59% percent of the membership and the meeting was called to order.
Section 3.10 Quorum – The unit owners present in person or by proxy at any meeting of unit owners, but no less than owners representing voting interests of at least fifty percent (50%) of the votes in the Blue Mesa Lodge Condominium Association, shall constitute a quorum at that meeting.
2. Proof of Notice of meeting or waiver of notice. *Nancy Branyas made a motion to approve notice of the meeting. Len Conway seconded and the motion passed unanimously.*
3. Reading and approval of Minutes from Annual Membership meeting on December 6, 2018. *Len Conway made a motion to approve the minutes. Nancy Branyas seconded and the motion passed unanimously.*
4. Report of Officers: Brief Recap of HOA accomplishments over past year by HOA President, Nancy Branyas
 - a. Completion Garage Ceiling Fire Proofing and TMV Approval. Completed by April/May – Frank Hensen close to budget – one beam had to be added on according to plan – Paid for out of the reserve funds.
 - b. Ski Locker Carpet Replacement – Ski locker replacement was done and completed according to budget.
5. Unfinished Business
 - a. Review of Financial Status and 2019 Budget. Len Conway noted within budget with income on plan; everyone has paid on plan; all dues paid in full. Expense: everything within budget except snow removal and the emergency repair to replace one of the sewer lines at a cost of \$15,500.00. \$5,000 of this will be funded out of the present repair and maintenance line item with the remaining balance coming out of the reserve. This will leave us with \$7,500 in the reserve. We have one item pending, annual boiler maintenance was completed; Controlled Hydronics suggested \$1,500 in parts. They strongly recommending we buy the parts so we will have it on hand, as it is a 10 day delay to get parts. Len strongly recommended that the parts be purchased out of reserve. No further questions.

- b. Review of BML Owners Committee work in Efficiency Lodge re-designation and current status of project: Tom Scruton presented the executive summary as follows:

- April 2019, TMV disseminated a report from Michelle Haynes recommending changes to the CDC which would affect efficiency lodge zoning. This was discussed at a special board meeting. All condominium units at BML recognized to be zoned efficiency lodge following a 1997 conversion from 10 condominium units with lock offs to 28 efficiency lodge units. Most owners were unaware of efficiency lodge zoning, HOA documentation was misleading, and there was no history of town enforcement.

An Owners Committee was formed to lobby Town Council and investigate options for nonconforming uses at BML. Rezoning was presented by the town as our best option to comply with new CDC ordinances.

30A,B

Owners of several units have successfully applied for rezoning to Lodge condominium including 41a, 41b, ~~31a,b~~, 33a,b, 21a,b. Units 22a,b,c and 21C applications are still pending. Most of the remaining BML units do not meet Lodge definitions. Additional 0.25 density units need to be acquired for Lodge rezoning.

Parking variance previously given for rezoning needs re-application with rezoning individual units. Discussion ensued.

- c. BML Insurance Policy Review and Replacement: Len Conway noted the annual insurance is reviewed each year in November. Barrett Miller was able to identify a significant improved program with an increase of one-half million dollar of replacement coverage from a higher rated insurance company, Berkshire Hathaway and a \$6,800 savings in the premium.
- d. Garage Main Sewer Line leaks/Replacement 11/21/19: Judi Balkind informed the membership of the issue and the repair process. Discussion ensued.
- e. Future Plumbing needs for 2020: Judi Balkind indicated that we should have a full inspection of the second line.

6. New Business

- a. Review of 2020 Budget – Len Conway sent a draft of the 2020 budget which he and ASAP prepared. Presentation at this point was dues be held flat and the reserve be increased from the 2019 level. Now we are recommending, given the sewer overage increase, that the 2020 reserve be increased to \$34K instead of \$24K so we can replenish the amount for the sewer repair. In 2021 we would have the same level of funding of \$34K, preparing in advance for the second sewer line repair. Income side: increase \$14K – recommending an \$800 increase in residential; need to increase the TMVOA dues by an additional of \$580. Expense side: boiler repair –purchase the parts and be ready to have them on hand or complete if recommended. Snow removal, this year we put in \$10K, previous high was \$7,300 before 2019. This year to date we spent \$14,200. We are putting \$10K in budget for 2020. Discussion ensued.

Len Conway made a Motion to approve 2020 budget as presented with the following amendments: reserve will be further increased by \$10K, for a total in 2020 of \$34K, that the residential number will be increase by \$560 to reflect the newly noticed TMVOA dues changes. Increase boiler expense to reflect the purchase of parts for repairs recommended by Controlled Hydronics. Nancy Branyas seconded the motion and the motion passed unanimously.

- b. Exterior structural improvements: Repair/replace green fascia boards under eaves. We are trying to get a bid for the work to be done under the roof eaves by the trash shed, high up, with two windows that are badly damaged. We are budgeting \$6K for this repair.
- c. Discuss Capitol Improvement Project for BML interior renovation of 3 hallways proposed by Nancy Branyas, who reported that the following improvements including replacing carpets on 3 floors, repainting hallway walls and trims and replacing aged sconces should be made which will approach the interior décor of the building. Flairmont bid for replacing carpets/walls, and other bids for painting hallway walls and trim, and replacing sconces is \$39K at retail cost and includes installation, removal and cleanup.

Option 1 – do nothing

Option 2 – do over 2 years: divide per unit \$174/unit/quarter.

Option 3 – do over one year: the cost would be \$348/unit/quarter which would be done in the Fall.

This is a residential project only. It was recommended by Nancy Branyas that we have a committee of 2 people per floor to pick the design and color and that the Special capital improvements to be funded by residential owners. Discussion ensued. Marsha Raeber was in agreement for the upgrades. Len Conway who holds Peter Ricciardelli's proxy indicated that Peter is in favor of the upgrades. Tom Scruton shared that he thinks we should start a fund, collect money until our reserves are built up, hesitant to incur this capital cost. Justin Peeler was in favor of proceeding, and to have it done in one year.

- i. Present total cost and cost per BML unit owner
- ii. Benefits to owners, leasers, increase in ultimate real estate valuation
- iii. Logistics if approved

Nancy indicated that a majority is in favor of the project, however she would like to ask the remaining owners, not in attendance at this meeting, if they would be willing to do this proposal in one year or two years. *Justin Peeler made a motion that we have a residential majority and would like to present to the remaining owners to determine if they would like this project to be a one or two year project. Marsha Raeber seconded and the vote passed unanimously.*

7. Election of HOA Board of Directors:

Nancy Branyas Paolo Canclini
Tom Scruton
Justin Peeler
Lisa Powell
Len Conway

*Marsha Raeber made a motion to retain the present Board Members for another term.
Nancy Branyas seconded and the motion passed unanimously.*

8. Other Business.

9. Adjournment. *Len Conway made a motion to adjourn, Nancy Branyas seconded.*

Respectfully submitted,

By: _____
Judith Balkind
Blue Mesa Lodge HOA Manager

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