

Pine Meadows HOA Board Meeting Minutes DRAFT

December 2, 2022

9:00 AM MT

Via Zoom

Telluride CO 81435

Meeting called to order at 9:00 AM MT

Board members present:

Gabriel Bustamante

Sherry Reese

Karen Matusinec

Allen Watson

Craig LaFollette

Others present:

Anita Cody-Property Manager

Wes Scripps- Unit 136

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

Meeting minutes from May 23, 2022 were approved by Karen and second by Allen and all were unanimously approved

**AGENDA:**

**FINANCIALS**—a review of the Year to date financials was done by each line item.

The current CD's will be terminated early and reinvested for a higher rate.

**FIBEROPTIC DISCUSSION**—

Sherry has been working with several contractors regarding the trenching of the cable to each unit in the complex to provide the fiber to each unit. Each unit has a different condition of installing the box to the unit. Sherry proposes to work on this project through the winter and get costs for the HOA. This would not be part of the 2023 budget at this time. Allen feels that the HOA is responsible for trenching and getting the fiber to each unit—the unit owner is then responsible to go from there to inside their unit.

**ASPHALT OVERLAY—2023**

Anita noted that she reached out to Telluride Gravel and they will hold the price quoted in 2021 for the overlay in 2023.

**ASPEN RIDGE STAIRS**

The stairs have been installed. The bottom landing needs to have some dirt work and also landscaping required by the Town of Mountain Village to close out the permit.

**2023 HILLSIDE LIGHTING AND LANDSCAPING**

Discussion about the hillside that is eroding by Unit 139. Sherry will contact Telski and Aspen Ridge to work together on this project.

Allen asked if a landscape architect could create a plan and drawings of what it would look like to improve the vegetation to sustain the slope in the future to also include new lighting.

**2023 ROOF REPORT—Allen Watson**

- Report suggests continue ongoing maintenance for the current roofs.
- Allen feels that the report noted a shorter life expectancy of the roofs.
- The roofs have about 10-15 years of life left.
- A list of items was prepared to help extend the life of the roofs.
- The underlayment was not fully looked at as the tiles would have had to be removed for observation.
- Reserve for the roof at 70% instead of 100%.

#### LIGHTING OF TREES IN COMPLEX

Review of the bid from Aspen Tree service for the winter season at \$5100.00—this is a temporary decorative item.

The board discussed that the expense each year is not necessary.

The lights on the trees that are there will need to be removed .

2023 BUDGET—postponed the Annual meeting until December 16, 2022

#### PARKING POLICY UPDATE-

Current parking policy prohibits oversized vehicles. No specific sizes are noted. Parking garage next to Mountain Market or Meadows parking lot are the places allowed for oversized vehicles.

Sherry sent the parking policy to the HOA legal counsel for review.

Wes Scripps had questions to the board as he owns a sprinter van. The board noted that the length is the issue as the drives to each unit are not very long and the vehicle sticks out into the driveway for access.

Craig discussed that it has to deal with access into the neighboring units.

Allen, Karen and Gabe left meeting at 11:00 AM

Meeting adjourned at 11:05 AM MT