

Pine Meadows HOA Board Meeting Minutes DRAFT

March 2, 2021

4:00 PM MT

120 Vischer Drive – Unit 133

Telluride CO 81435

Meeting called to order at 4:08 PM MT

Board members present:

Gabriel Bustamante

Allen Watson

Sherry Reese

Karen Matusinec

Others present:

Anita Cody-Property Manager

A quorum was met with 4 of the 5 board members in attendance.

Meeting minutes from October 29, 2020, were approved by Allen with amendments as per Sherry, Karen seconded the motion, all were in favor.

Meeting minutes from December 9, 2020, were approved by Karen, Gabe seconded the motion, all were in favor.

AGENDA:

1. Fire Suppression—Sherry reported that all units have had their initial inspections. Proposals are still being sent to owners and repairs will be scheduled.
2. Aspen Ridge Walkway—Fabricator has completed the building of the staircase and is ready to ship to Colorado. Anita is working on finding a contractor to do the work.
--Sherry had talked to legal counsel about the work not being performed by Above All Windows. It is assumed that they will not pay. A couple of talking points discussed--- get a bill collector or a court judgment. It was also discussed that when COVID-19 started—legislation was implemented that if there is a debt of \$4,000.00 or more that collection proceedings cannot occur until after June 1, 2021. If the client shows up to mediation then legal costs would occur.
3. Financial Review for 2020—
 - a. Snow removal and landscaping were higher than 2019. An update for 2021 will be done at the end of the 2nd quarter.
 - b. Karen will work on the balance sheet to align with the reserve schedule
4. New Business: Driveway resurfacing—this action item may need to be done in the Fall of 2021. It will be assessed after the snow melts. It was suggested that in about 3 years to take a look at having it milled or an overlay.
5. Landscape—East side hill-- The hillside that is going up to Aspen Ridge HOA is slowly eroding. It might be necessary to put down a landscape mat to keep the erosion at bay. Sherry

suggested that TelSki might be able to assist with the project. Options to work with TelSki were discussed.

Electrical for landscaping lights—quotes will be acquired for this work.

6. Sherry will look at options for ACH for dues with Community Banks. Anita will get quotes from QB's to see what limits there are for receiving payments.

Meeting adjourned at 5:43 PM MT