

Pine Meadows HOA Board Meeting Minutes DRAFT

October 3, 2023

10:00 am MT

Via Zoom

Telluride CO 81435

Meeting called to order at 10:00 AM MT

Board members present:

Gabriel Bustamante

Sherry Reese

Allen Watson

Craig LaFollette

Karen Matusnic

Others present:

Anita Cody-Property Manager

Lynn Collins- Unit 134

Rachel Spain- Unit 137

Caroline Muhlencamp- Unit 131

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

February 8, 2023 Meeting minutes were approved by Gabe and Seconded by Karen. All were in favor.

Agenda:

1. Review of the Q3 2023 Financials.
2. Driveway Resurfacing will be done mid October
 - Caroline asked about snowmelt for the driveway—Sherry shared what the HOA has done thus far—not electric as per TOMV—would need a boiler to be installed. Caroline feels that the HOA should spend this money on the HOA to keep it a luxury townhome community. She asked the board to look into this action.
3. Discussion on the exterior condition of the buildings—Stone and stucco on the buildings and patio area.
 - Several notes on logs on buildings deteriorating, staining on exterior—especially where it is sunny, stone patios need to be grouted. Gabe asked if the deck posts could be capped to preserve the wood.
 - It was noted about when the roofers are on the roof how can they mitigate pressure of walking on the tiles.
4. Aspen Ridge Stairs—
 - Lighting of the path needs improvement. The gravel needs to be more level and evenly filled with the railroad ties to keep from creating a tripping hazard.
 - Karen suggested that maybe more metal pathways might be a long term solution.
 - Maybe adding a handrail on both sides of the path. Keep the rails close together to eliminate/reduce maintenance.
 - No maintenance was done on the stairway path over the summer
 - Gabe suggested that more gravel on steps and move the handrail closer to the path. This should be an immediate action item.
5. Karen did a review on the reserve fund—Asphalt overlay to be done in October 2023.
6. LCE notation for access into units 134 and 135 for irrigation valves and backflows
7. Each homeowner will be refunded or assessed monies for fiberoptic install
8. The annual board budget meeting scheduled for November 14 at 10:00 am MT. The annual members meeting will be on December 12, 2023 at 10:00 AM MT
9. Lynn Collins asked about the lawsuit between TMVOA and TelSki and if any updates.

Meeting adjourned at 11:31 am MT