

PINE MEADOWS HOMEOWNERS ASSOCIATION--APPROVED
Annual Meeting Held via Teleconference
December 9, 2020 10:00 AM (Mountain Time)

Call to Order/Introductions

Owners present via teleconference were: Bud Storey, Gabriel Bustamante, Allen Watson, Karen Matusinec, Mick Pritchett and Sherry Reese. Anita Cody, HOA property manager of Property Management of Telluride was also present. A quorum was achieved.

Sherry called the meeting to order at 10:02 AM

Meeting was noticed via email on November 10, 2020 and then a reminder sent on December 7, 2020.

Approval of the Previous owner meeting Minutes .

Meeting minutes from December 12, 2019 were approved by Allen and seconded by Gabe, all were in favor.

2021 Adopted Budget Review-no discussion

Old Business

1. Sherry noted that the lights on the trees on both sides at the entrance are not on and need to be looked at.
2. Stairway to Aspen Ridge Project—Allen commented on the contractor and the fabricator hired for the project. As of December 9th, the fabricator did not get the stairs completed and the contractor has failed miserably. Allen noted that a cancel work order needs to be issued to the contractor that was to get the stair area prepared for the staircase and a cancellation of the contract with them. The contractor has been paid the deposit of \$6,750.00. Sherry will work with the HOA attorney, Tom Kennedy, to send a letter to the contractor to cease and desist. The fabricator will store the stairs in Houston, Texas for the winter season. They will be delivered when the area is ready for the stairs in the spring of 2021. Allen will go by and look at the stairs in Houston to inspect. Sherry will communicate with the Town of Mountain Village building department about this unfortunate situation. A plan to get through the winter season is to put temporary timbers in the area where there were railroad ties, to create a secure step area. This will need town approval prior to any work being performed. Anita will work on this task. A replacement contractor will be sought to begin work in the spring of 2021. Residents of Pine Meadows will be notified that the stairs are not in place and to avoid this area until further notice.

New Business

1. Bud moved to adopt the Fire Suppression Policy as stated. Karen seconded the motion.
Discussion: Gabe noted that Dynamic Fire Systems is very behind in getting proposals sent out and scheduling the work. He is concerned that owners won't be able to follow the policy deadlines as stated. Sherry noted that there is flexibility in the policy. Anita and Sherry will contact John Million and Gordon Mull of Dynamic Fire to see when they can get the report from the walkthrough that John and Anita performed on the units.
A vote was taken and all were in favor of the policy and none opposed.

Election of Directors—the ballots that were received voted in these owners as board members:

Bud Storey elected for 1 year—term expires 2021
Sherry Reese elected for a 2 year term- expires 2022
Allen Watson elected for a 2 year term- expires 2022

Adjournment

Sherry motioned to adjourn the meeting at 10:36 AM MT, Bud seconded the motion.

MINUTES APPROVED AT DECEMBER 9, 2021 ANNUAL MEETING