

MINUTES OF RICHARDSON SQUARE CONDOS
ANNUAL HOA MEETING
JUNE 3, 2015

The meeting was held 6/3/15 at the conference room of the Gunnison County Family Services Building at 225 N Pine. Meeting was called to order at 5:16 pm.

In Attendance: William Spicer as POA for Katherine Spicer, John Williams, Terri Liederbach, Donna Janks, Jennifer Kennedy, Fay Vader, Tom Vader, Jacob With (attorney present for Pam Stoeber), Pam Stoeber, Helen Bartlett, and Sherri Deetz and Mike Nelson as Managers. Donna has proxy for Loline Sammons.

Minutes of 2014 meeting read and approved.

At approximately 5:30 pm, Jim Thomas of Thomas Construction, came to the meeting with his daughter to explain the roof repair that needs to be done after the roof failed this winter due to ice dams and the foam separating from the roof and allowing water and ice to form and damage ceilings, walls, etc. He will use a elastomeric rubber system from Carlyle Manufacturing and encase the roof after putting down a plywood deck into the existing steel rafters. This system has a 20 year warranty. It is a glued system. Jim considers this to make the roof fail proof. He suggested using the black and not white, which is more expensive. He stated that it has a class A fire rating. After discussion, the HOA decided to go with the black. He will start the 1st week of July and it will take him about 5-8 days to complete. His estimate is for \$45,000. He will prepare a contract and send it to Mike Nelson. He will need 50% up front to order the materials.

The Treasurer's report was presented by Sherri.

Discussion was presented by Sherri that she and Mike can no longer be the managers because of new condo laws that the manager has to be licensed and bonded by 7/1/2015 if they take any compensation. Jacob provided input and clarity to this CAM rules/laws. The HOA can self-administer if no compensation is paid to that person. The Treasurer can pay the bills if not compensated. Jennifer suggested Peak Property Management in Crested Butte. The cost could be about \$300/month for management and paying bills. Jennifer will contact them to negotiate a rate and any senior discount.

Discussion for election of Board members was held. John suggested that all 8 owners be on the Executive Board and it was agreed to have all 8 be on the Board. Individuals indicated whether or not they would agree to be in any position on the Board. Three people agreed to serve and it was agreed that Donna Janks would be the President; Jennifer Kennedy agreed to be the Secretary if Peak Property Management is used; and Pam Stoeber will be the Treasurer. Motion to elect these people to these positions was made by William, seconded by John and passed unanimously.

Sherri presented an analysis of last's year actual expenses with a proposed budget adding \$45,000 for the roof repair. John made a motion to approve the budget with an

additional \$3600 for Peak Property management, seconded by Donna and approved unanimously.

Donna conducted the meeting and discussion was held on the special assessment of \$45,000 for the roof. This would be about \$5600 per unit. Mike Nelson explained the insurance issues with repairs to the inside of 3 units, Jennifer's, Teri's, and John's. We have a \$2500 deductible. Farmer's Insurance will not pay for the new roof but will pay for the inside damages caused by the leaks, but not mold. Mike can charge for his fees and will donate his fees back to the HOA to help pay for the deductible. Donna made a motion to establish a special assessment of \$5600 per unit to pay for the \$45,000 roof repair by Jim Thomas Construction, with a black roof and 20 year guarantee, with the \$5600 due by June 30, 2015. William seconded and it was passed unanimously. Jacob With stated that a lien can be put on any unit/owner that does not pay the special assessment.

Discussion went back to the budget for discussion of the monthly dues. After discussion, a motion was made to increase the monthly dues to \$210 commencing July 1, 2015, with an appropriate adjustment for John to be determined. Pam seconded and it was passed unanimously.

Sherri brought the issue of governance policies to the HOA. Loline had Dave Barton prepare the required updates and regulations that needed to be made by law to bring the HOA into compliance. Jacob concurred that these are necessary. Donna made a motion to adopt these policies, seconded by Jennifer and passed unanimously. Jennifer took the documents and will execute them as the new Secretary. They do not need to be recorded.

Mike will make sure he has all the current keys for everyone's hallway doors and will get them to the Fire Department to put in the lock box to be used only by the Fire Dept in case of an emergency. No one except the Fire Dept will have access to the box located outside the front door.

Jacob With representing his client, Pam Stoeber, stated that his client wants no smoking in all units and common areas. He stated there is case law that upholds no smoking rules in these areas as smoking can be declared a nuisance. Discussion was held about the odor of smoke in the building, seeping into Helen's unit. John stated there is no firewall in the ceiling and smoke permeates the drywall and spreads through the ceiling. Donna asked where people could smoke and was concerned about kicking someone out of their home. A motion was made and seconded to adopt the resolution prepared by Jacob that no smoking be allowed in all units and common areas, and not within 15 feet of the building. The Motion passed.

The meeting adjourned upon motion by William, seconded by Pam, at approximately 7:50 pm.

Submitted by Sherri Deetz