

Telluride Spring Creek
Home Owners Association
<https://springcreekmtvhoa.com/>

December 21, 2021

Telluride Spring Creek HOA Annual Meeting Minutes

Meeting Date: December 20, 2021 5:00 p.m. via Zoom

1. Verify quorum present: Lynn #1, Jonathan #2, Bill #3, Carol #4, Frank #5, Jason #6, Madison #10, Michelle #12, Andrew #14, Mary-bookkeeping
2. Proxies for Dennis #13 and Tony #9
3. Lynn verified that noticing of the meeting was received by all.
4. Approval of last meeting minutes: Motion to approve minutes from Aug 10, 2021 HOA meeting minutes was made by Michelle, Second by Andrew, Approved by All
5. Financials and Budget presented by Mary:
 - a. Mary noted that the actual name of the HOA is Telluride Spring Creek HOA and that is how it is listed with the State and the banking accounts.
 - b. Items noted and discussed: 2021 is estimated for Dec, since still in the month. Snow removal has gone up a bit.
 - c. Motion to Approve 2021 Year End Financials as presented and 2022 Proposed Budget was made by Frank, Second by Andrew, and Approved by all
6. Side Note: Lots 7 and 8 were purchased by Josh Kline with the intention of building homes for management staff for his businesses. Lot 10 was purchased by Madison Waller and Andrew Lewis.
7. Ongoing Business:
 - a. Planter and Landscaping at Monument Sign
 - i. Lynn explained the plan to build a planter at the monument sign is currently on hold because several members had questioned the project and wanted to see plans. It has also become a concern that snow storage that occurs at the monument might create damage to a planter in this area. Lynn said the mason had provided a cost of \$3,000 - \$3,500 for the construction of the planter. TMV has issued a permit based on the design. It was agreed that the plans for the planter would be provided so we could all see the planned design and Michelle said she had recently designed a planting area for a similar project and would help with a revised design that could be distributed to the members for input on the project taking into consideration snow removal and ongoing maintenance.
 - b. Website Status:
 - i. The website address is <https://springcreekmtvhoa.com/>
 - ii. Andrew questioned the cost in the budget for the website and wanted to know why it was so expensive.
 - iii. Mary explained the cost included payment of domain and hosting both provided by Go Daddy. Hosting cost was \$161.64 and is paid till May, 2024. The Domain Registration Mary estimated was about \$38.88? and is paid till 2026.

- iv. Jonathan said the development costs for the website was in the range of \$350 and that it was prepared by Trey Brown.
- v. Jonathan said he will get the board and new bookkeeping/management company with password, login and admin name for GoDaddy so we can maintain the access to our account.
- vi. The necessity for the website was discussed and decided it was needed due to DORA requirements.
- vii. Andrew offered to help maintain the website and do periodic updates to offset future development costs.
- c. Dog Poop: Dog poop in the neighborhood does not seem to be a problem at this time.
- d. Updating By-Laws and Declarations
 - i. Lynn recently reviewed both the By-Laws and the Declarations and suggests updating both documents. Lynn will take an initial shot at the review and suggested a committee be formed to get a broader perspective on the updates.
 - ii. The Board of directors can amend the By-Laws
 - iii. It requires a 2/3 majority of the HOA membership to amend the Declarations.
 - iv. Lynn gave examples of a number of areas where our documents do not have clear definitions or required guidelines. This impedes oversight and limits any enforcement. These will be some of the items that the committee will seek to address as well as looking at having someone provide a final overview to access how HOA documents align with DORA regulations.
 - v. Interested committee members included Lynn, Michelle, Frank, Jonathan and Bill.
- e. Bookkeeping:
 - i. Mary will be leaving us in 2022 and we will need to find another bookkeeping service for the HOA. Many Thanks to a job well done by Mary!
 - ii. Board will be reviewing bids in order to select a new bookkeeper/management company.
 - iii. Request was made that bookkeeper have ability to pay dues on line. It was also noted that owners can do that with their own bank's bill pay set up.
- 8. New Business:
 - a. Solar Panels:
 - i. Some members of the HOA have recently installed solar panels on their roofs. The town suggest having the HOA approve planned installations in advance so the town does not have to get verification of permission.
 - ii. Request made to let neighbors know if you will be installing them and if that will block road access at some point.
 - b. Parking on Road: It was reiterated that there is no parking on the road, especially in the winter for snow plowing. The issue of installing signs stating Private Parking was

discussed and decided it is not necessary. Parking is allowed on garage pads in front of units. Also was noted that the definition of assigned or appurtenant parking as referenced in our documents is one of the areas where our document definitions are not clear.

- c. Drain Plans: Jonathan suggested drainage pans be installed along with all new construction. Bill agreed and suggested that drain plans should be a requirement of HOA approval for new construction projects. It turns out that the issue of drainage not only effects Bill and Jonathan but is actually a much bigger issue for owners at 12, 13, and possibly 14. Madison suggested that Louie could survey the road in the spring after snow and ice is gone so we can evaluate how to remedy the problem with drainage. It was agreed that Frank, Bill and Louie will work on the issue in the spring.
 - d. Multiplex Units: This is no longer a TMV option
 - e. Snow Removal Costs: Allen Snow Removal was hired but was not able to man the job and the board decided to switch to Telluride Snow Removal. Snow will have to be hauled off site and we will incur some additional expenses during the course of the winter.
 - i. Jonathan suggested turning the road over to the Town. Further discussion of the issue indicated there are many issues to be addressed before finalizing a decision on the option. Michelle noted that the Town has requirements that must be met before TMV will consider taking over a road.
 - f. Dues Increase: No dues increases are on the board at this time.
 - g. Online Banking: Online banking might make it easier for some members to pay their dues and reduce bookkeeping costs.
9. Other Business:
- a. Roadway Repairs: Jonathan stated there are holes developing in the asphalt roadway that need to be addressed. It was discussed that nothing can really be done this time of year but this should be evaluated in the spring and repaired as soon as possible.
10. Election of Officers:
- a. Jonathan has termed out at this time.
 - b. It was agreed that the three officers already on the board will serve for the next year.
 - i. Frank's term is up at the end of 2022
 - ii. Lynn and Michelle's terms end the end of 2023.
 - iii. Frank made a motion to keep the same officers, Bill Seconded, All Approved.
11. Adjournment: Jonathan made a motion to adjourn, Andrew Seconded, all approved