

Telluride Spring Creek Homeowners Association, Inc.
Annual Meeting: December 10, 2014 6:30pm
Mountain Village Town Hall

Call to Order. 6:30pm

Attendees: Voting Members

1. Lynn Holbert, Unit D-1
2. Jonathan Greenspan, Unit D-2
3. Bill Miller, Unit D-3
4. Frank Hanson, Unit-5
5. Anthony Forrest, Unit D-9, by proxy to Jonathan Greenspan
6. Erica Jurecki, Unit D-11
7. Michelle Sherry, Unit D-12
8. Frank Hanson, Unit-14

Non-voting guest: Mary McCready, Bookkeeper, to take minutes of meeting.

Election of New Board to replace Bill Miller and Eric Thoren who have served maximum time allowed:

A Motion was made by Lynn Holbert to appoint Jonathan Greenspan to the Board. The Motion was seconded by Bill Miller and accepted by all.

A Motion was made by Jonathan Greenspan to appoint Lynn Holbert to the Board. The Motion was seconded by Bill Miller and accepted by all.

The new Board will meet in January to elect officers.

Minutes of Last Meeting. No minutes were available to review.

Financials, Budgets & Past Due Accounts. A discussion was held on the budgets presented with the Notice of Meeting and all were accepted. It was decided to keep the dues the same and discussed a discount if the year's dues were paid in advance by the end of January for that year. A Motion was made by Michelle Sherry to give the 10% discount for full payment of dues for the year if they are paid by January 31. The Motion was seconded by Lynn Holbert. All present were in favor. The discount amount is to be reviewed at the next Annual Meeting to see if changes should be made. The discount does not apply to past due balances. One overdue account was discussed and it was decided that Mary should send a letter to that party informing them that a lien will be filed on the property and that the delinquent party needs to contact the Board to establish a payment plan to bring the account current.

Moving part of the monies in the Savings account to a Money Market Account or CD was discussed so a higher interest rate could be earned. The Board will do

investigations to see what is available. New signature cards at Wells Fargo will be scheduled for January after the new Board meets.

New Business

Management of the HOA. Having a manager for the HOA was discussed and it was determined that the Board would act in that capacity.

Road Maintenance Work was discussed and it was decided that the seal coat done this past year would be evaluated in the Spring to see if further repairs are needed.

Snow Removal Contract is in place with Telluride Snow Removal.

Creation of HOA Website. Jonathan Greenspan will speak with Eric Thoren to see what progress has been made on the website.

Other New Business. Discussions were had regarding the Meadows Trail being moved to property next to Telluride Spring Creek HOA property. This item was brought up at the Town meeting. It was determined that a letter from the HOA Board would be prepared. Lynn Holbert volunteered to do a draft letter to be finalized by the Board. A copy would be provided to all Owners with information for them to submit their individual letters if they wished to do so.

Discussions were also had regarding Town of Mountain Village maintenance and care of Meadows trees and snow removal.

At 7:45pm, a Motion was made by Jonathan Greenspan to adjourn. Motion was seconded by Bill Miller and accepted by all.