

Prospect Plaza Annual Homeowners Meeting

Date: Tuesday, August 17, 2006

Meeting Location: Office of Mericana Corporation, Prospect Plaza Unit 2-2C

Attended by: Cameron Bingham (Kinder Morgan/board member), Bob Gleason (Boat Doctors/board member), Marie Gamweger (Double G Partners/Edelweiss), Ray Bailis (Mericana Corporation/secretary), Stephanie Foster (Resident), Judy Thompson (President/resident), Jeffrey Fasolo (Resident), Stephanie Fanos (legal counsel), Paul and Michelle Sherry (telluride landworks), Matt (resident), John Adler director of community development for the Mountain Village.

Prior to the meeting the board members had walked the property, and all storage units. Discussed violations and maintenance issues.

Meeting called to order by Bob Gleason at 5:24 p.m.

Order of Business

- (a) Roll Call -- performed by Judy Thompson
- (b) Verification of Quorum -- It was established that 76% of the building was present or represented by proxy. Chip Wilson (2-1B & P-4 & 2-3E), John Livermore (2-1C & 2-1D), Jay Kyne (2-1E & 2-3C & P-2), and Geiss Architects (2-2D) were the 30.04% that was not present or represented.
- (c) Proof of Notice of Meeting -- established by Rhea sending out notice July 19th which was sufficient.
- (d) There were no changes to last year's annual homeowners meeting notes.
 - Cameron Bingham made motion to approve.
 - Bob Gleason seconded the motion.
 - Unanimous vote by hands in favor, notes approved as presented.
- (e) Election of Two Board Members – Bob and Cameron willing to continue. Cameron nominated and elected to three year term. Bob and Michelle Sherry nominated for 1 year term. Bob nominated by 61.11% to 12.95%.
- (f) New Business – Prior to formally discussing new business: Paul Sherry mentioned the elevator safety. Is there a way out of the elevator if it gets stuck? Is there an evacuation plan? Stephanie suggested posting instruction inside the elevator. The phone inside the elevator is for calling the fire department.
- (g) Ray discussed the maintenance list and offered to send it to anyone interested in donating time to help with the current issues.

- (h) Judy discussed the design of a website to improve communication between owners. Stephanie Fanos offered to give Judy the names of some web designers.
- (i) Judy discussed the results of the board's walkthrough of all storage units. All units were in violation. The group then discussed the potential results of this situation. Primarily fire code inspection. Matt added several other problems the buildings non-compliance for the fire code.
- (j) New Business- Steve Johnson hired for investigation of easement issues.
- (k) Judy is working on a budget, yearly: October to October.
- (l) Michelle asked about insurance discussion ensued. It was agreed that the building insurance only covers the shell space. The insurance company is Fireman's. Stephanie offered to do an insurance audit. Matt suggested we be careful when contacted the insurance company so we do not instigate an inspection. Michelle discussed the extensive damage to her unit caused by leaks in the deck drains above her office space. Paul mentioned that the estate of Andy Hanley left \$22,000 in an account to repair the leaking deck. Paul suggested that the deck drains be cleaned annually. Jeffrey asked Matt what exactly are the issues. Matt replied: Sprinkler problems, beeping in the garage, Dry and wet system issues. Jeffrey said someone looked at it last year. Matt offered to help investigate and repair the existing system. Cameron initiated a motion to let Jeffrey and Matt handle the fire protection issues. All said I.
- (m) John Adler commented on violations at Prospect Plaza: Violations are going away, specifically on the east side of the building. The Mountain Village Police can now ticket because of the new no parking signs. Matt said there is a diesel truck that regularly idles at 6:00 AM, and would like to contact the owner. Ray offered to call Jay Kyne.
- (n) Judy discussed amending the HOA doc's to include new state laws. Judy mentioned that the next time a unit sells the doc's must comply with the new laws or the seller will be liable.
- (o) Jeffrey added that his lawyer may ask the HOA to enter into a lawsuit currently under way between him and the Sherry's. Cameron and Bob mentioned that at this time the suit was between Jeffrey and the Sherry's but we have retained an attorney for the purpose of looking into the parking easement.
- (p) Old Business because the issues remain the same.
 - a. Clean-up and control of dogs
 - i. This is a continual issue.
 - ii. Dog waste in the garage. Large white dog from the Kyne's unit is the suspect.
 - 1. Call Mountain Village Police to report any violations when they occur.
 - b. Noise and Debris on First Floor.
 - i. Noise Issue – Idling early in the morning

1. The best way for Prospect Plaza residents to deal with this is to call the Mountain Village Police and let them issue violations.
2. Regarding noise and other violations, Stephanie suggested writing in new procedures for fines to owners in violation of regulations. Paul mentioned that it is the same old problem of residents vs. the business owners. Stephanie mentioned that overall the owners of this building must comply with the Mountain Village guidelines for noise, fumes, and unsightly obstructions. We should have some regulations and enforcement in the bylaws to enforce the rules. Paul said he would talk with John and Chip. Ray to talk with Jay Kyne.
3. Cameron mentioned the problem with the pavement at the entrance to the subdivision. Stephanie said she would contact the Boulders owners to determine if they are responsible.
4. Matt raised the question about occupancy per unit. Stephanie responded that Prospect Plaza's rules should mirror the town's rules and referred Matt to John Adler. Cameron said we should tell Jay first that we believe more than 10 people are living in his unit.
5. Cameron added we should put up one more no parking sign in the space behind the bus stop.

More old Business

- c. Dead telephone booth in front of Boot Doctors. We need to look into having this removed. Ray to call Qwest.
- d. Michelle mentioned the bathroom window on the second floor by the bathrooms is always open.
- e. New bulbs need to be put in on the west side of the building.
- f. Bob and Cameron mentioned that the Night and Day cleaning bill was too high, and needs to be reviewed. Jeffrey added the carpet and garage are cleaned twice a year.
- g. Cameron Bingham will pay cost of putting in a missing tree at the lot planter. Paul and Michelle added that they have installed oversized tree and not passed on the cost to the HOA, and they will do improvements to the flagstone outside the elevator as a donation, but this work does not address the drainage problem. Michelle also added that gravel was not part of the original scope of work.
- h. Drainage issue with The Boulders still needs to be addressed.
 - i. Possibility of having an independent study done and issuing the results to DRB since they approved the drainage design.
 - ii. Our sprinkler is negatively affecting our drainage.
 - iii. Look into what The Boulders are doing to address this.

Judy set up a board meeting for August 14th at 3:00.

Motion made by Judy to adjourn the meeting. Seconded by Bob Gleason. Unanimous vote by hands in favor of adjourning meeting at 7:15 p.m.