

Telluride Ski Ranches Association

Date: May 22, 2019

Time: 4:00 PM

Location: Ray Bower's Home – 98 Ridge Road, Ski Ranches

MINUTES OF BOARD MEETING

Directors Present:

Fran Berg – by phone

Ray Bowers

Lukas Scheibler

Lynn Cranford

Rona Seams

Greg Malver – by phone

Dan Henschel

Owners Present:

Maureen Reece

John & Nancie White

Others Present:

John Knowles – Roads, Infrastructure

Scott Benge – Catapult Consulting, LLC

Ben Kirton – Catapult Consulting, LLC

Kurt Shugars – DRC Administrator

Call to Order / Quorum

The meeting was called to order at 4:06 pm by Lukas Scheibler and a quorum of the BoD was established.

Approval of Minutes BoD Meeting 3/28/19 and Review of Action Items

A motion was made by Greg to approve the minutes of the 3/28/19 meeting. Seconded by Rona, the motion passed unanimously 7-0.

Owners Forum – Opportunity for Owners to raise any issues or concerns

During the owner's forum John, Nancie, and Maureen voiced their concerns regarding the issues of dog nuisance. Both parties have had issues with neighbors' dogs or neighbors complaining about their dogs. Nuisance is difficult to define and there is a lot of gray area in what defines a nuisance. The Rules and Regulations committee has been formed to enforce conduct regulations as well as define violations, and the corresponding penalties for those violations. Fran Berg will share these conduct regulation enforcements at the next board meeting. The goal of the committee is to create a standard for dealing with complaints so that everyone is treated fairly, and to try and resolve the issue between owners before escalating it further.

Action items: report on the rules and regulations committee at next board meeting

Treasury Report – Proposal and Decision on how to invest HOA funds

The Ski Ranches HOA is on track with its 2019 budget so far. The only area over budget at this point in the year is snow removal. The board agreed that it is a good idea to invest some of the cash in the money market account, and the road repair account into a savings account with a higher interest rate, or even a note with a lockup period but higher interest rate. Ray and Scott have agreed to meet to discuss this investment further. Lukas mentioned that he would like to keep most of this invested money liquid in case of emergency.

Action items: Scott and Ray meeting to discuss investment options

Administrative Report

The Board members up for reelection this year are Lukas, Ray, Dan, and Lynn. The Board decided on Sunday, July 14 at 10:30am for the annual owners meeting. It will be held Vance Creek Park. Catapult Consulting will be responsible for the tent, chairs, BBQ, food, and beverages (wine, beer, soft drinks). The Board decided to meet on the fourth Wednesday of every month at 4pm for the rest of the year, the only exceptions to this are November and December. The meeting will happen on the third Thursday in November and December in order to prevent holiday travel issues. Catapult Consulting agreed to be responsible for sending out the newsletter, official annual meeting notice, and all corresponding information. The newsletter will contain information regarding tree removal, bears, trash, mosquitoes, HOA maintenance projects, and the internet upgrade status.

Action item: board members may submit input to Catapult Consulting for the newsletter if they wish

Maintenance Report

John Knowles updated the board on current HOA maintenance items. He received quotes from United Companies and Asphalt Specialists regarding asphalt capping. Asphalt Specialists quote came in at 50% less per square foot of asphalt compared to United Companies. However, this is contingent on Asphalt Specialists being chosen for a project in Mountain Village, by the Town of Mountain Village. If they are not chosen for the project, the Board will have to go with United Construction for asphalt repair. John will be sending a formal email about this at the end of May. The waterline patch on Wapiti road is expected to begin mid-June. Installation of the waterline near Vance Creek entrance is expected to begin mid-July. Most of these construction projects have been delayed due to weather.

Action items: John Knowles asphalt repair email at the end of the May

DRC Report

The DRC did not have much to report at this time. They have noticed a trend of people canceling or postponing projects after discovering how much the project costs. This has happened three times in the last few months.

Election of new DRC Member

The DRC recommended that James Caruso be made a member. A motion for this was made by Ray, and seconded by Lynn. This motion passed unanimously.

Status of Internet

The internet upgrade project is on track, Rona mentioned that it may be a couple of weeks behind schedule but nothing major. Rona is expecting to be able to share the total cost of the project with the Board by the end of June. Right now, the initial estimate for the cost from the Town of Mountain Village stands at approximately \$678,000. Membership voted to be assessed up to a maximum of \$800,000 if the fixed bids come in higher than the initial estimates. Rona reported that material bids have come in as originally estimated. She also mentioned that construction costs will account for approximately 85% of the budget for this project. TSRA will be signing one contract with the Town of Mountain Village. This will prevent TSRA from dealing with multiple vendor contracts. The Town of Mountain Village will handle the individual vendor contracts for the internet project. A consultant is working on the service level offerings and will have a report for the Board within the next six weeks.

Other Business

The TSRA website upgrade will be discussed when creating the 2020 budget.

Adjournment

The Meeting ended at 5:53 pm.

NEXT MEETING: 4:00 pm June 26, 2019. Location TBD

Respectfully submitted, Scott Benge, Catapult Consulting, LLC

X

Greg Malver
HOA Secretary