

**TERRACES HOA
BOARD MEETING
TUESDAY, OCTOBER 14, 2025
2:00 PM MST
VIA ZOOM**

CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM

Scott Bengé called the meeting to order at 2:01 PM MST. A quorum was met with 2 of 2 Board members present.

BOARD MEMBERS PRESENT (VIA ZOOM):	OWNERS PRESENT (VIA ZOOM):
Tim Cass – Unit 1402	Kurt Lobb
Pete Carson – Unit 502	Michael Ciesla
	JC. Risewick
	Leon Aarts
OTHERS PRESENT (VIA ZOOM):	
Scott Bengé, Telluride Consulting, LLC	

NOTICE OF MEETING OR WAIVER OF NOTICE

Notice of the meeting requirement was met.

APPROVAL OF MEETING MINUTES

***MOTION to approve March 11, 2025, meeting minutes by Tim Cass. **SECONDED** by Pete Carson.
PASSED unanimously.***

BUILDING 1100/1200 ROOF REPAIR QUOTES

- The Horn Brothers provided a quote for the repair of the 1100/1200 roof after inspecting it. They indicated that there were multiple areas of water intrusion evident.
- The section of the roof to be repaired was quoted at \$45,000.

MOTION to approve Horn Brothers’ proposal in the amount of \$45,000 to repair the roof and two of the four sections on the 1100/1200 building, to ensure all documentation is properly recorded and maintained in the HOA files, and to authorize Horn Brothers to perform the annual roof maintenance and prepare an inspection report to inform future repair planning, by Tim Cass. **SECONDED** by Pete Carson. **PASSED** unanimously.

ANNUAL AND BUDGET MEETING DATE

- The Annual meeting was scheduled for December 4th, 2025, at 3:30 pm.
- The Board budget was scheduled for November 4th, 2025, at 3:30 pm.

OTHER BUSINESS

- The signs on the doors have been completely installed, and the addresses have been officially updated with Mountain Village. The cost was covered by the HOA, and invoices would be sent to each owner for reimbursement.

ADJOURNMENT

MOTION to adjourn was moved and SECONDED. PASSED unanimously.

The meeting was adjourned at 2:59 PM MST

ACTION ITEMS

S/N	ACTION	ASSIGNED TO	DUE
1			
2			
3			