

**TERRACES HOA  
SPECIAL BOARD MEETING  
FRIDAY, NOVEMBER 1, 2024  
9:00 AM MST  
VIA ZOOM**

**CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**

Scott Bengé called the meeting to order at 9:06 AM MST. Quorum of the Board was met as 3 of 3 Board members were present.

<b>BOARD MEMBERS PRESENT (VIA ZOOM):</b>	<b>OWNERS PRESENT (VIA ZOOM):</b>
Tim Cass – Unit 1402	Richard Udd
Pete Carson – Unit 502	Elizabeth Geary
Michael Orcutt – Unit 501	
<b>OTHERS PRESENT (VIA ZOOM):</b>	
Scott Bengé, Telluride Consulting, LLC	

**NOTICE OF MEETING OR WAIVER OF NOTICE**

Notice of the meeting requirement was met.

**APPROVAL OF MEETING MINUTES**

Tabled.

**ELECTRICITY BILLING**

- The two-car garage spaces are electric; however, it is necessary to find out who is paying for the electricity consumption of the garage, whether it is the HOA or individual owners.
- There is a need to track the consumption for heating the garage.

**GAS BILLING**

- The HOA pays four monthly gas bills to Black Hills Energy, for heating of the units and the common areas of the buildings of 100/200, 300/400, 500/600, 700/800. The HOA does not pay for the 901/1001, 1100/1200 or 1300/1400 buildings. Discussion ensued regarding the heating of all units, boilers and if Owners’ or the HOA pays or should pay for different areas of heating.
- It was suggested that the Board and the management company should improve the written communication with the owners.

***MOTION to bill back the 500, 600, 700, 800 building owners for the common area boilers and allow the owners from those units to install whatever thermostat they prefer by Tim Cass. SECONDED by Michael Orcutt. PASSED unanimously.***

- The billing back will start January 1st, 2025.

**ADJOURNMENT**

***MOTION to adjourn by Tim Cass. SECONDED by Pete Carson. PASSED unanimously.***

The meeting was adjourned at 9:49 AM MST

## ACTION ITEMS

S/N	ACTION	ASSIGNED TO	DUE
1	Investigate who was being charged for the electricity consumption of the two-car garages. HOA or owners?	Telluride Consulting	
2	Investigate who gets charged if the owners decide to heat their garage.	Telluride Consulting	
3	Send a written communication to the owners of buildings 500, 600, 700, and 800 regarding the bill back for the gas for heating.	Scott Bengé	
4	Telluride Consulting will check its record for the deck repair invoice done years ago to see if it contains the scope of work done. Tim Cass will also reach out to Mike from Lizard Head to see if they still have the scope of work done.	Scott Bengé & Tim Cass	
5	Create a master list (spreadsheet) of projects being done / to be done with projected timelines to keep things more organized.	Scott Bengé	