TERRACES HOA

ANNUAL OWNERS’ MEETING

WEDNESDAY FEBRUARY 22nd, 2023

 10:00 AM MST

VIA ZOOM

**Roll Call**

The meeting was called to order at 10:01 AM MST. A quorum was not met.

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| **Board Members Present (via Zoom):** | **Owners Present (via Zoom):**  |
| Tim Cass – Unit 1402 | PNJ Properties – Unit 1101 |
| Michael Orcutt – Unit 501 | Karen Locke – Unit 801 |
| Pete Carson – Unit 502 | Grant Crone – Unit 201 |
|  | Ethan Carpenter- Representing JC Risewick – Unit 1102  |
|  | Curt Laub – Unit 302 |
|  | Tamara Spinks – Unit 901 |
|  | Joerg Rehder – Unit 402 |
|  | Benjamin Jeffy – Unit 202 |
|  | Leon Aarts – Unit 1202 |
|  | James Kai – Unit 1301 |
|  |  |
| **Others Present (via Zoom):** |  |
| Scott Benge, Telluride Consulting, LLC |  |

**Proof of Notice of Meeting**

Original notice was sent on January 19th, 2023, with additional information sent on February 17th, 2023.

**Approval of Agenda**

**MOTION** to approve the Agenda as presented by Karen Locke. **SECONDED** by Joerg Rehder. **PASSED** unanimously.

**Property Management Update**

**General**

Crack sealing of the driveway and chinking of the median stone wall was completed. The retaining wall surveying was done in the fall, with no sign of shifting. Artwork was hung in the foyers of entry way. The attic boiler room floors were re-waterproofed. A picnic table was ordered. Heat tape was repaired in problematic areas, and lighting fixtures were installed in the garage.

**In-Floor Heating**

Telluride Consulting recommended that Owners to have their in-floor heating tested by a licensed plumber to prevent issues that damaged two units, and may have been prevented by testing the in-floor heating.

**Boilers**

Unit boilers are designated as Limited Common Elements, Owners are financially responsible for repairs. The HOA covers the cost of annual building boiler inspections and twice weekly walkthroughs are performed by Telluride Consulting.

**Flow Logic**

The Board determined that the requirement to install Flow Logic systems had to be extended to June 30th, 2023, due to supply issues. Discussion ensued. **ACTION ITEM:**  Scott Benge will send out an email updating the Ownership of the extension. After all units have Flow Logic systems installed, the Insurance company will be contacted re-evaluate premiums.

**2023 Budget Review**

Scott Benge highlighted the increases in the Board approved 2023 Budget. Discussion ensued.

**MOTION** to approve the 2023 Budget as presented by Leon Aarts. **SECONDED** by Pete Carson. **PASSED** unanimously.

**Election of Directors**

**MOTION** to keep the Board the same as it was last year by Karen Locke. **SECONDED** by Joerg Rehder. **PASSED** unanimously.

**Owners’ Forum**

**Hot tub**

Grant Crone raised a question regarding hot tubs. Discussion ensued. **ACTION ITEM:** The Board will review the plat maps and discuss potential options. Plat maps are located on the HOA website.

**Recycling**

Leon Aarts raised a question regarding identification of the recycling and trash bins. **ACTION ITEM:** The Board will discuss options for trash and recycling.

**North-End Rock Wall**

Karen Locke raised an issue regarding the North-end Rock Wall. **ACTION ITEM**: Scott Benge will look into options to improve the wall.

**Parking**

Discussion ensued. **ACTION ITEM**: Scott Benge will discuss parking options with the Board.

**Adjournment**

**MOTION** to adjourn the meeting by Karen Locke. **SECONDED** by Michael Orcutt. Meeting adjourned.