TERRACES HOA

SPECIAL BOARD MEETING

THURSDAY MAY 4th, 2023

 4:00 PM MST

VIA ZOOM

**Roll Call**

Scott Benge called the meeting to order at 4:02PM MST. A quorum of the Board was met with 3 of 3 Board members present.

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| **Board Members Present (via Zoom):** | **Owners Present (via Zoom):**  |
| Tim Cass – Unit 1402 | Leon Aarts – Unit 1202 |
| Michael Orcutt – Unit 501 | Karen Locke – Unit 801 |
| Pete Carson – Unit 502 |  |
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| **Others Present (via Zoom):** | **Legal Counsel Present (via Zoom)** |
| Scott Benge, Telluride Consulting, LLC | Nicole Pieterse |

**Proof of Notice of Meeting**

Proof of Notice of Meeting was sent out on April 24th, 2023. The Ownership had 10 days to review the updated Rules and Regulations.

**Approval of Agenda**

**MOTION** to approve the agenda as presented by Tim Cass . **SECONDED** by Pete Carson. **PASSED** unanimously.

**Discussion of Residential & Common Area Parking Spaces**

The parking space on the far left, facing the ski slope, was deemed a common element for renters, owners, and tenants to park in on a first come, first serve basis. **MOTION** to remove the current parking space sign, update the parking signage and to notify the Ownership by Tim Cass. **SECONDED** by Michael Orcutt. **PASSED** unanimously.

**Discussion of Window Responsibility**

Discussion ensued. **MOTION** authorizing Nicole Pieterse to prepare a Limited Common Element designation for the Window policy, which will be distributed to the Ownership for input, but will ultimately be approved by the Board, by Michael Orcutt. **SECONDED** by Tim Cass. **PASSED** unanimously.

**Assessment of Decks**

Discussion ensued. **ACTION ITEM**: Scott Benge will engage a general contractor to come out and assess the decks, and will report back to the Board.

**Adopt Updated Rules & Regs**

**ACTION ITEM**: Scott Benge will send the Ownership a reminder of the flow meter installation date.

**MOTION** to adopt the additional language in the Rules and Regulations regarding the flow meter policy, subject to Nicole Pieterse striking the language stating “ that stops the flow of water in the event of surges, or dramatic flow increases or pressure changes”, and making the corrections to the parking rules as discussed in the meeting today, by Michael Orcutt. **SECONDED** by Pete Carson. Discussion ensued. **PASSED** unanimously. **ACTION ITEMS**: Scott Benge will distribute a letter notifying the Ownership about the new Rules and Regulations, and to notify the Ownership that the Board will approve Window Limited Common Element designation at the next meeting.

**Old Business**

N/A

**New Business**

N/A

**Adjournment**

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