

**Terraces at Meadows Run HOA  
A Colorado Non-Profit Corporation  
Annual Meeting of Members  
Friday January 20<sup>th</sup>, 2017 3:00 pm**

**Order of Business**

Barrett Miller called the meeting to order unofficially and without quorum at 3:24 pm.

**a. Roll call (check-in procedure)**

**Owners in Attendance:**

Bob Casillas  
Dean Melton  
Kelly Messenger  
Doug Young  
Rick Makely  
Tom Foreman  
Curt Laub

**Owners Represented via Proxy:**

Peter Gassarò  
Zulu, LLC  
Scott Andersen

**Non-Owners in Attendance:**

Barrett Miller (ASAP)  
Marcy Pickering – Peak Property

**Required quorum was not established**

**b. Proof of Notice of Meeting**

Not less than 10 days and not more than 50 days in advance of date of annual meeting. Notice was sent out on 12-30-16 via e-mail, and posted to the HOA website.

**c. Approval of minutes of prior annual meeting.**

Minutes of the preceding meeting (5-31-16) were reviewed. The minutes were not officially approved.

**d. Report from Property Management**

Marcy Pickering with Peak Property Management reported that interior issues from an old, unreported roof leak discovered after the sale of 1402 have been repaired by Plateau Mitigation Company. No landscaping issues were reported, irrigation is functioning properly, and lots of flowers were planted in the planters, flowerbeds, and the barrels along the driveway. Marcy received many compliments on the landscaping from guests, owners and rental companies. Tom Foreman's roof is being monitored for leaks. Proposals for the sealing the driveway were received, however it was not

possible to complete the work before the season was over due to weather. Driveway sealing and striping will be rescheduled as early as possible, likely in mid to late June. A side arm tank failed and was replaced in unit 701. Excessive carbon monoxide issues in the 100-200 building have been resolved by the Town of Mountain Village and Par Mechanical. A visible crack in the boiler exhaust vent was the source of the carbon monoxide. The snow removal schedule needs to be reevaluated, and the ownership discussed the possibility of a new contractor. Items to be completed in 2017 include exterior staining, window replacement and cleaning.

**e. Election of Directors of the Board**

The floor was opened to anyone interested in serving on the vacant board position. Rick Makely volunteered. An election ballot will be mailed to all owners for official voting purposes.

**f. New Business**

There was lengthy discussion about the high volume of vacation rentals, trash, and violations of permit parking.

**g. Approval of 2017 Proposed Budget**

The Board reviewed the proposed budget. A budget ballot will be mailed to all owners for official voting purposes.

**h. Adjournment of Meeting**

The meeting adjourned at 4:33 pm.