

West Elk Townhouse Owners Association

RECORD OF ELECTRONIC VOTES

2022

Stair Repair

The Board of Directors approved the motion cast on August 30th, 2022 to accept the stair repair proposal from Holgate Construction for units 4, 5 and 6 at an estimate of \$2,500.

Change Order #02

The Board of Directors approved the motion cast to accept change order #2 in the amount of \$4,400 to wrap the chimneys in OSB from Axtell Mountain Construction on August 22nd, 2022.

Urgent Special Meeting

The Board of Directors approved the motion cast to hold a special meeting with the membership on Tuesday, May 10th, 2022 at 5pm MDT regarding the change order received for the roof project.

Operating Budget

The Board of Directors approved the 2022 operating budget on March 12, 2022.

2021

Roof Assessment

The Board of Directors accepted the proposal dated December 15, 2021, from Axtell Mtn Construction for replacement of the roof and set the assessment at \$175,000 as per the budget that was presented at the March 2021 HOA meeting. The assessment will be billed in 2 parts, the first due on 1/31/21 and the 2nd due on 6/30/22.

Board Appointment

The Board appointed Suzie Dexter on July 9, 2021, to fill the vacancy following the sale of Tanya Santiago's unit. Craig Caukin will serve in the capacity of President, Jim Williamson will remain the Vice President and Suzie Dexter will serve as Secretary/Treasurer.

Window and Sliding Door Replacement Request

The motion cast on Friday, June 11th, 2021 was approved by the Board of Directors to allow unit #5 to replace their windows and sliding door based on the quote provided by Eagles Sales and stipulated that the wood trim must be painted with the color "brick red".

Capital Transfer

The motion cast on April 22nd, 2021 was approved by the Board of Directors to temporarily transfer \$3,200 from the capital account to operating to be paid back at a later date and to represent this as a loan to operating on the balance sheet.

Budget

The motion cast on March 13th, 2021 was approved by the Board of Directors to approve the 2021 operating budget with a \$25 per month, per unit dues increase effective April 1st, 2021.

2020

Capital Plan

The motion cast on November 27th, 2020 was approved by the Board of Directors to adopt the 10 Year Capital plan with the current version posted to the association website.

2019

HOA Insurance

The motion cast on July 9th, 2019, was voted on and approved by the BOD to hire Cincinnati Insurance for the HOA insurance coverage to be \$400 s/f with a \$5,000 deductible.

2018 Electronic Votes

JCI Retaining Wall Contract

The motion cast on August 31, 2018, was voted on and approved by the BOD to accepted John Councilman (JCI, Inc.) contract and have CB Lodging sign it on behalf of the Board

Special Assessment Vote

The motion cast on May 10, 2018, was voted on and approved by the BOD to assess \$8,000 to each unit owner with half due on June 1 and the other half due on September 1.

Spectrum Contract

The motion cast on April 9, 2018, was voted on and approved by the BOD to accept the Spectrum Cable TV contract.

2018 – 2 Special Assessment Vote

The motion cast on April 5, 2018, was voted on and approved by the BOD for the initial assessment of \$4,000 due by 7/1/2018 and the second assessment due by 9/30/2018 for \$4,000.

Replace the Retaining Wall behind #7 through #11

The motion cast on February 28, 2018, was voted on and approved by the BOD to have the retaining wall behind units 7 through 11 replaced.

2017 Electronic Votes

Radon Testing

The Board election was held by email on July 29, 2017, in order to preserve the owner's right the HOA allows owners to mitigate radon issues, but the work is the responsibility of the individual homeowner to have the work completed per Colorado State and Local codes. The owner of the unit is responsible for the work and cost of the work. Before radon mitigation work begins the owner needs to give the property manager the contractors contact information, current liability and workman's compensation certificates and NEHA/NRPP Certification Number, and plans on how the work will be completed and how the exterior work will look. The contractor's plans need to be approved by the HOA Board before any work begins.

Board Election

The Board election was held by email on March 30, 2017, in order to preserve the owners right to a secret ballot. Craig Caukin and Tanya Santiago received the most votes and will be serving a 3 year term.

2016 Electronic Votes

Check Valves on Water Main

The motion cast on November 10, 2016, was voted on and approved by the BOD to add check valves to West Elk water main.

Eliminate the HOA Wi-Fi

The motion cast on July 1, 2016, was voted on and approved by the BOD to remove and dismantle the HOA Wi-Fi.

Sealco the Parking Lot

The motion cast on March 18, 2016, was voted on and approved by the BOD to move that we approve Sealco's bid.

Special Assessment

The motion cast on April 18, 2016, was voted on and approved by the BOD to special assess the owners \$950 per unit for capital work.

2015 Electronic Votes

2015 Special Assessment

The motion cast on July 11, 2015, was voted on and approved by the BOD to move that we approve the \$1,400 special assessment per unit due August 1st.

HB-1276

The motion cast on April 2, 2015, was voted on and approved by the BOD regarding amendment of the bylaws to update the collection policy in order to bring us into compliance with HB-1276.

Retaining wall/Other Work

The motion cast on April 2, 2015, was voted on and approved by the BOD regarding going forward with the Xeriscaping and parking lot resealing at the estimated costs and replace the retaining wall at the top of the driveway if a bid is obtained for no more than \$14,000

Retaining wall/Other Work

The motion cast on April 2, 2015, was voted on and approved by the BOD regarding going forward with the painting and refurbishment of the hot tub room and to approve CBL's raise request

2014 Electronic Votes

Collection Policy

The motion cast on January 4, 2014, was voted on and approved by the BOD regarding amendment of the bylaws to update the collection policy in order to bring us into compliance with HB-1276.

Metal-clad window and doors

The motion cast on May 23, 2014, was voted on and approved by the BOD to allow owners to install metal-clad windows and doors. This is a choice in addition to the all wood product previously allowed. Owners will still need to obtain permission from the BOD prior to beginning window or door replacement.

Retaining wall repair

The motion cast on September 26, 2014 was voted on and approved by the Board to have CBL repair the retaining wall south of the hot tub room and hire SealCo to patch the asphalt at a cost estimated to be \$4,800.

2013 Electronic Votes

Structural Engineer for adding garage door or window

The motion cast on June 26, 2013, was voted on and approved by the BOD to make the home owner pay \$180 of the structural Engineer's study to add a window or door next to the garage and the HOA pays the \$220 for the 1st unit. In the future the home owner will pay the corresponding portion (\$180 in 2013) and the HOA will pay the same portion (\$220 in 2013) in the event a full study is required due to different building.

Window or garage door install #3

The motion cast on June 27, 2013, was voted on and approved by the BOD for giving an owner the option to install either a window or a door next to the garage door. I'll 2nd

Window install for #1

The motion cast on June 27, 2013, was voted on and approved by the BOD to allow unit owners to install a wooden or metal window after they receive the OK from the West Elk Board. [this way the owners can then be told the color they need to paint the metal windows].

Paint the complex (windows)

The motion cast on September 9, 2013, was voted on and approved by the BOD to paint all the common windows trim red.

Paint the complex (Rest of complex)

The motion cast on September 9, 2013, was voted on and approved by the BOD to paint with red trim around the door, but paint the door same as the siding, the lighter brown color.

2012 Electronic Votes

Special Meeting

The motion cast on October 10, 2012, was voted on and approved by the BOD to have the President, Suzie Dexter, call a special meeting of the homeowners to be held Monday, December 3rd at 3 p.m.

2011 Electronic Votes

Rules

The motion cast on 9/21/2011, was voted on and approved by the BOD for accepting the attached West Elk Rules as written.