

**Out Run Condominiums
Special Homeowners Meeting
December 12, 2019 10:00 a.m. Mountain Time
Mountain Edge Condominiums Conference Room**

Call to Order

Board Vice-President, Alenka Vobornik, called the meeting to order at 10:01 a.m.

Roll Call/Establish Quorum

Members Present in Person	Unit #	# of Votes
Dusty Demerson	B1	1
Peggy Toft	D2	1
Jerry Tinianow	D4	1
Kevin Adams	P1	1
Lynda Mikos	P4	1
Alenka Vobornik	P7	1

Members Present by Proxy	Unit #	# of Votes
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Jerry Tinianow Proxy for: Tim Tosta and Nancy Martin	D1	1
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Dusty Demerson Proxy for: John Maurus and Laurie Starrett	C3	1
Creative Land LLC	E1	1
Ross MacLean	L1	1

Lynda Mikos Proxy for: Bud and Rokhshie Malone	A2	1
Bud and Rokhshie Malone	A4	1
Scott Williams	5B	1

Alenka Vobornik Proxy for: Jan Fielder	M4	1
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Donna Oros Proxy for: Adam Moore	E3	1
Gary and Kirsten Cook	M3	1

Martin Zubek (P6) joined the meeting at 10:09. A quorum was established with 34.3% of the membership present in person or by proxy to start the meeting. Also in attendance was Bruce Messinger.

Management Company Present in Person

Donna Oros

Proof of Notice

Proof of Notice was emailed December 2, 2019.

New Business

Consideration of 2019-20 Budget as Required by Colorado Statute 38-33.3-303 (4) (a) (II) (A)

The 2019-20 Board Approved Budget had been presented to the membership. It was explained that the budget does not require approval from the owners, but it can be vetoed by a majority of all unit owners.

Jerry Tinianow made the following:

Motion: To note the absence of insufficient attendance to veto the budget.

Seconded: Dusty Demerson

Vote: Unanimous Approval

Unscheduled Business

Several questions were asked about the operations of the association. It was asked if:

- 1.) The HOA mandated hot water heater replacement after a certain number of years.
- 2.) How water and sewer usage is figured and charged.
- 3.) If proof of homeowner's insurance would soon be required to be provided to the association.

Replacement of individual unit hot water heaters is not mandated, but it is strongly suggested that they be replaced as they age. Owners have been reminded of the recommendation at annual meetings.

Each building at the Out Run is metered for water usage. The association pays a flat rate for water service regardless of consumption unless more than the allotment is used, and then they would be charged additional fees.

Proof of homeowner unit coverage will be requested from the membership.

Informal discussion took place on the possibility of holding the homeowner's meetings via telephone conference. Points discussed were: 1.) No telephone line access or equipment in conference facilities. 2.) Homeowners meeting date set a year in advance giving owners adequate notice. 3.) Maintaining order in such meeting with large participation. 4.) Possibility of streaming meeting vs. phone participation. Topic could be discussed further at next summer's meeting.

Adjournment

Dusty Demerson made the following:

Motion: To adjourn the meeting.

Seconded: Lynda Mikos

Vote: Unanimous Approval

The meeting was adjourned at 10:21 a.m.