**Last Dollar PUD**

**Annual Meeting Minutes**

**Tuesday, December 13th, 2022, at 5:30PM (MST)**

**Wilkinson Public Library – Telluride Room & via Zoom**

**Roll Call / Call to Order**

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| **Board Members Present:** | **Members Present:** |
|  Doug Tueller, Vice President | Robin Kamin |
|  Denise Traylor, Treasurer  | Bill DeAlva |
|  Brittany Perrot | Debbie Wilson |
|  Conrad Rauh | Larry Hopkins |
|  | David Oliver Smith  |
|  | Pete Wagner  |
|  | Tingate Jue |
|  | Suzie Mead |
|  | Jeff Campbell |
|  | **Others Present:** |
|  | Scott Benge, Telluride Consulting, LLC. |

**Doug Tueller called the meeting to order at approximately 5:37pm (MST). A quorum was met.**

**Approval of the Prior Meeting Minutes**

**MOTION** to approve the prior meeting minutes by Denise Traylor. **SECONDED** by Brittany Perrot. Motion **PASSED** unanimously.

**Proof of Notice**

Original Notice was sent on November 11th, 2022 with additional information sent on December 9th,2022. **MOTION** to approve the Proof of Notice by Denise Traylor. **SECONDED** by Larry Hopkins. Motion **PASSED** unanimously.

**Additions/Changes to the Agenda**

Suzie Mead asked to have signage stating “Uphill Traffic Has Right of Way”, added to the agenda.

**Treasurer’s Report & Financial Update**

Denise Traylor stated that instead of a negative projected Budget of $38,000 for 2022, a positive balance of around $29,000 was rolled over into 2023. This was due to the road work being delayed and due to the RITA income. In 2023 the dues will not increase. Expenses are projected to be slightly lower than 2022. Road Maintenance has been added back in to the 2023 Board Approved Budget and will be started in the Spring. Additional funds have been allocated for NuTerra to come in and assist in running the new Waste Water Treatment Plant. Larry Hopkins raised a question about the HOA MEETINGS line item for Oct/ Dec of 2022: EXPENSE FOR PARTY $4260. The members believe the cost for the party was around $2000. Debbie Wilson raised a question about the line item SPEND UNRESTRICTED EQUITY. Scott stated that this line item could be additional income from previous years. **ACTION ITEM**: Scott Benge will investigate the EXPENSE FOR PARTY and SPEND UNRESTRICTED EQUITY line items. Denise Traylor will meet with Scott Benge to discuss the line-item questions that were brought to attention in this meeting, as well as a few other line items in the 2022 Budget. Scott Benge will report his findings to the Board.

Doug Tueller stated that it is important for owners to pay the Special Assessment dues separately from the HOA dues by sending two checks. This is for accounting purposes and to keep accounting costs down.

Larry Hopkins raised a question about the Road Maintenance Budget. There has been damage to the road and chip seal coating due to the construction trucks. Doug Tueller stated the specifics of the Road Maintenance have not been determined. The Road Maintenance items will be determined with the input of the members.

**Weed Control and Tree Removal Budget**

Larry Hopkins raised a question regarding the Weed Control and Tree Removal Budget which is currently set at $2500. Larry Hopkins is asking that the budget be adjusted to $5,000 to remove the Pine Trees around the Waste Water Treatment Plant, for fire mitigation purposes. Doug Tueller asked that Larry Hopkins obtain a bid from Aspen Tree Removal and submit it to the Board for approval.

**Short Term Rentals**

The HOA has the ability to create and adopt Short Term Rental Regulations. A questionnaire was distributed and the Board received a good amount of feedback. Doug Tueller stated that the discussion in this meeting was to gather further information and a special meeting will be held to further address the issue. Doug Tueller presented the results of the questionnaire to the members. Doug Tueller raised an issue regarding the impact on the sewer system when the building reaches a higher capacity. Kyle Bodmer stated that with his short-term rental the average tenancy is 2.1 guests. Kyle Bodmor believes this is a lower capacity than some of the long-term rentals in the past, which have been up to 4 tenants in one unit. Bill DeAlva also raised concern regarding the risk to Waste Water Plant if tenants are not properly educated. Members agree that education of the Waste Water System is necessary. There is a consensus that a regulation should be in place to restrict the number of days and the number of total rentals for the year. There was a common theme proposed in the questionnaire that members would like to keep the community feel and would not like the building to become an income property, with multiple absentee owners. Bill DeAlva raised concern regarding compliance with parking, trash and recycling. Denise Traylor suggested a reporting system to keep track of how many times an owner is renting their units. Debbie Miller suggested minimum requirements of the owners, and that there be guidelines to follow. Kyle Bodmer suggested there be a restriction of 200 days or less for short-term rentals, so that a larger company could not come in and professionally rent a unit 365 days a year. This would help protect the community feel of the neighborhood. Doug Tueller advised that additional insurance may be necessary for short- term rentals and will need to be discussed further. **ACTION ITEM:** Scott will review the questionnaire to ensure anonymity and send the questionnaire out to the ownership for review.

**Sewer Plant Operations**

Doug Tueller stated there were some regulatory issues that resulted in the HOA bringing back the Consulting Company to review operations onsite, and to conduct training sessions. It was negotiated that Consulting Company come in without additional charges.

Pete Wagner stated that there were a few issues with the operation of the Waste Water Treatment Plant and with pump failures. Jeff Campbell raised concern that the sub-station for lots 4, 5 & 6 have been running on one pump. Pete Wagner spoke with Pat Drew and he stated that Pat Drew will go take a look this week. It appears that Pat Drew will have some additional availability to address the remaining issues with the Waste Water Treatment Plant.

**New Business**

**Snow Removal**

Larry Hopkins reported an issue with the Snow Removal Company. The new plow driver had created some damage. The driver has since left the company and another plow driver has been hired for Snow Removal. Larry stated that anyone with concerns regarding Snow Removal should contact him, and he will relay the information to the Snow Removal Company.

**Election of the Directors**

Doug Tueller, Vice President

Denise Traylor, Treasurer

Brittany Perrot

Conrad Rauh

Bill DeAlva nominated the current Board members with Tingate Jue taking Conrad Rauh’s seat. A vote was taken and there was no opposition. The Board members were unanimously elected to the Board for another term.

Denise Traylor made a **MOTION** to adjourn the meeting. The meeting was adjourned.