**Last Dollar PUD – Board Meeting**

**June 7th, 2023 at 5:30 pm, MST**

**Location of Meeting Administrator: 125 W. Pacific Ave. Unit B1**

**VIA Zoom**

**Roll Call**

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| **Board Members Present:** | Debbie Wilson |
| Doug Tueller, Vice President | Larry Hopkins |
| Tingate Jue, Secretary | Sherri Thornton |
| Pete Wagner, President | Jack Thompson |
| Denise Traylor, Treasurer | Jeff Campbell |
|  | Jami Thornton |
| **Members Present:** |  |
| Robin Kamin | **Others Present:** |
| Kathleen Lopiccolo | Garrett Brafford, Telluride Consulting, LLC |

**Call to Order** **and Determination of Quorum**

Pete Wagner called the meeting to order at 5:37pm. A quorum of the Board was met with 4 of 5 Board members present.

**Notice of Meeting**

Doug Tueller made a **MOTION** to waive Notice of the meeting. Denise Traylor **SECONDED**. **PASSED** unanimously.

**Approval of Minutes for March 30th, 2023 Meeting**

**MOTION** to table the prior meeting minutes by Doug Tueller. Denise Traylor **SECONDED**. **PASSED** unanimously.

**Additions/Changes to the Agenda**

N/A

**Owners Forum**

N/A

**Short Term Rental Policy**

**Update on Committee to Review STR regulations based on latest vote:**

Doug Tueller raised a question regarding the vote totals. Garrett Brafford and Denise Traylor stated that the vote total was 18 owners against STR’s and 11 who voted in favor of STR’s. There was not a 2/3rd’s (20 of 29 owners), vote against STR’s. A committee with at least 5 members shall now be formed. The Board has a list of interested owners who would like to join the committee, but would like additional Owners to join. Discussion ensued. Kathleen Lopiccolo stated that she has applied twice for the STR license and is awaiting inspection. Kathleen Lopiccolo stated that she would be interested in serving on the committee. Jami Thornton stated that her license did not take as long to obtain as Kathleen Lopiccolo’s. She stated that she and her sister Sherri Thornton would be interested in serving on the committee. Debbie Wilson would like to serve on the committee. Tingate Jue raised concern about investors being able to buy homes/ lots and was hoping to add a provision that Owners need to live in the community for certain number of days to prevent large investors coming into the community. Discussion ensued. Pete Wagner stated that representation of all owners is important. Doug Tueller made a **MOTION** not to appoint a committee today, one week following this meeting an appointment of the committee shall take place. **SECONDED** by Tingate Jue. **PASSED** unanimously.

**Road Maintenance**

Pete Wagner stated that bids are being collected for the road work. There has been one bid by Seal Co. Armor Crack Seal will also be placing a bid. There will be a site visit on Valley View to address the issues. Tingate Jue raised a question regarding the scope of the work on Valley View. Doug Tueller stated that the Board needs feedback from the Owners, possibly walking with the contractors while they are on site. Discussion Ensued. Kathleen Lopiccolo raised a question regarding the work to be done above Kyle Bodmer’s, and where the erosion had taken place, so that she can obtain a bid. Owners (at Owners’ expense) may add driveway paving to the bids. **ACTION ITEM**: Any members who would like to have driveway paving during the Road’s Maintenance project should contact Pete Wagner.

**Dogs at Large Complaints**

Pete Wagner stated that there had been four complaints about a dog at large in the neighborhood. Tingate Jue made a **MOTION** to have the Board coordinate with Telluride Consulting to draft a letter to the Owner for pet compliance. Denise Traylor **SECONDED**. **PASSED** unanimously.

**New Business**

**Website**

Robin Kamin stated that previously Owners and lot numbers were listed on the website and would like a list of Owners again. **MOTION** by Doug Tueller for Telluride Consulting to create a directory of owners and lot numbers to be distributed to the Ownership. **SECONDED** by Denise Traylor. **PASSED** unanimously.

**Unpaid Dues**

Debbie Wilson raised an issue regarding four owners that are past due in dues and the special assessment. Garrett Brafford stated that Telluride Consulting has hired someone specifically for collections and had made Last Dollar a priority. Debbie Wilson raised concern regarding the $7,000 in property taxes that were paid. Platting: The community has an open space tract that was created and was never taxed. When the HOA upgraded the sewer plant, the county discovered the unpaid tax bill. It is a common element. The Board is aware of the issue and is working on a solution. Doug Tueller stated that if the HOA doesn’t pay for this common element, the tax bill may be distributed throughout the Ownership raising personal property taxes.

**Fiber Optics**

Deeply Digital is bringing fiber optic lines up the hill and through the roads. There are undefined easements on the roads which may contribute to a tax increase. Deeply Digital had asked for easements to complete their work but it was unclear whether the HOA or the County hold those easements. The county has not claimed the roads at this point.

Pete Wagner stated that there are government grants for Deeply Digital to come in and install high speed internet. There will be more details to come in July. Kathleen Lopiccolo stated that she has Star Link internet which is working well.

**Genesee**

Pete Wagner is working with County Commissioners for the road safety improvements which have been passed on to CDOT.

Denise Traylor is working with the Dark Sky Committee to get San Miguel County designated as a Dark Sky Community, in hopes to limit the light pollution from the Genesee.

Discussion Ensued.

**Plan Next Meeting / Adjournment**

**MOTION** to adjourn the meeting by Doug Tueller. **SECONDED** by Pete Wagner. **PASSED** unanimously.