

## MINUTES OF ANNUAL OWNER'S MEETING

Association: Brown Homestead Owner's Association, Inc.

Date: Saturday October 6, 2007

Location: Brown Homestead Unit B4, Telluride, CO 81435

Owners Present: Stacy Lidman, Hadley Watson (via Proxie), Doug Geissler, Lou Kissling, Adam Mosier, Eric Muffleman, Jennifer Muffleman, Dru Wallon, Christine Merrit

Others Present: Julie Denny (Full Circle) Dan Witkowski (Full Circle) Hilary Popper (Full Circle), Diane Wolfson (Full Circle)

Meeting called to order 9:08 a.m. MST

Roll call, proof of notice.

Determination of a quorum, no: 7 of 20 owners present (34.26%).

Motion by Lou Kissling, second by Eric Muffleman, to approve minutes of the October 5, 2006 owners meeting. *Motion passed by unanimous consent.*

Management report by Dan Witkowski.

Discussion of landscaping.

Discussion of painting project. 2006 painting task was revisited with the vendor. Vendor is fixing work that failed prematurely.

Discussion of hot tub maintenance and new vendor.

Discussion of cleaning the storage sheds.

Discussion of the roof.

Discussion of the walkway lighting. Direction for Dru Wallon to conference with Dan Witkowski on upgrading the stair lights.

Discussion on exterior lights and change the exterior lights to an incandescent lamp. Direction to change out the common area bulbs at a cost of approximately \$420 total.

Discussion of the exterior lighting fixtures, style and cost of replacement.

Discussion of the safety of the concrete walkways. Direction to try scoring the concrete with Muratic Acid on Building B as a test.

Discussion of the 2007 Drip Line project. Direction to refund the drip line project and utilize it to lower operating dues in 2008.

Discussion of the landscaping and improving consistency of the overall aesthetic.

Election of a landscaping committee chaired by Jennifer Muffleman.

Discussion of the Muffleman remodel: combining the lock-off unit into the main unit and replacing door to lock-off consistent with the rest of the building.

Discussion of the proposed 2008 budget.

Approval of increasing the trash line by \$672 to include recycling.

Eric and Jennifer Muffleman left the meeting at 10:20 a.m.

Diane Wolfson arrived at 10:20 a.m.

Discussion of the 2007 special assessment – reducing the 2007 expense by \$1,150.

Motion by Lou Kissling, second by Doug Geissler, to approve the proposed 2008 budget with the following stated changes:

- 2007 Drip line assessment to be refunded to owners by adding as income to 2008 operating budget.
- Adding the recycling to the trash expense at an additional \$672.
- Decreasing the 2007 Special Assessment Provision to an estimated 2007 expense of \$1,500.

*Motion passed by unanimous vote.*

Discussion that the extension of Adam Mosier's deck floorboards at his personal expense does not require approval.

Discussion of the personal insurance of the homeowners and the possibility of splitting an all-inclusive policy by all homeowners in the future. This discussion included the proposed changes to the declaration.

Doug Geissler left the meeting at 10:52 a.m.

Election of the board of directors.

Motion by Lou Kissling, second by Stacy Lidman, to elect the same board of directors as in 2006. *Motion passed by unanimous vote.*

Doug Geissler returned to the meeting at 10:56 a.m.

Meeting adjourned at 10:57 a.m. MST.

THE FOREGOING MINUTES WERE APPROVED BY THE OWNERS AT IT'S MEETING HELD OCTOBER 4TH, 2008.

Signed:                   /s/Michelle Aplin, Manager  
                                  July 21, 2009