

**Last Dollar PUD**  
**Special Board Meeting - Minutes**  
**Wednesday, November 3rd, 2022, at 5:00PM (MST)**  
**via Zoom**

**Board Members Present:**

Doug Tueller, Vice President  
Denise Traylor, Treasurer  
Brittany Perrot  
Conrad Rauh

**Homeowners Present:**

Robin Kamin  
Bill de Alva  
Debbie Wilson  
Larry Hopkins

**Others Present:**

Scott Benge, Telluride Consulting, LLC.  
Garrett Brafford, Telluride Consulting, LLC.

**1.) Role Call and Meeting Called to Order:**

Doug Tueller called the meeting to order at approximately 5:04pm (MST). Three of five board members were present, representing a full quorum.

Denise Traylor motioned to waive objection notice for today's meeting. Brittany Perrot seconded.  
**Motion passed unanimously.**

**2.) Approval of the Prior Meeting Minutes:**

The meeting minutes from the September 7<sup>th</sup>, 2022, meeting had not yet been submitted to the board for review. **Scott Benge stated that he will work on getting these to the board as soon as possible.**

**3.) Additions/Changes to the Agenda:**

The board wanted the focus of today's board meeting to be on approval of the 2023 annual budget. Doug Tueller requested that the group determine a day to hold the Annual Owners Meeting. **The group decided that the annual meeting will be held on December 13<sup>th</sup>, 2022, at 5:30pm at the library, and via zoom. Telluride Consulting will make the library reservation.**

**4.) Owners Forum:**

No owners had any additional items to add to today's agenda.

**5.) Treasurer's Report & Financial Update:**

Denise Traylor, Treasurer, provided an overview of the Annual Budget for 2023. **There will not be any increase in dues for 2023.** The annual income estimates for the association do not include any forecast of RETA income for 2023.

The HOA has a small surplus from 2022, for miscellaneous projects that were unable to be implemented. The excess funds will be rolled over into the 2023 budget, as these projects are still anticipated to occur within the next calendar year.

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**Road Maintenance Budget**

For example, approximately \$27,000 was budgeted for road maintenance in 2022, however, this had not been used in 2022. The crack seal project, that was budgeted for, has not yet taken place due to labor shortages. The group included a line item for \$25,000 for road repairs in front of valley view drive where one owner has hammered the road with their construction activity.

**Wastewater Treatment Plant Budget**

The WWTP plant operations came in slightly under budget for the 2022 calendar year. Discussion among the board member ensued. NuTerra will be performing an WWTP inspection in the near future. Denis Traylor asked if an additional \$3,000 should be added to cover the possible inspection costs they may charge? The group discussed if this was already covered under one of the other WWTP budget items. Bill de Alva thought this was covered under WWTP operation costs. Doug Tueller agreed that there should be an additional line-item for training. Denis Traylor wanted to ensure that the WWTP line items also included costs for the operator. Garrett Brafford edited and updated the budget as the board discussed and agreed on the line items edits to the 2023 budget. Bill de Alva will follow-up with Pat Drew about his 2023 budget specifics when he returns from being out of the office.

**HOA Management and Last Dollar HOA Website Management**

Scott Benge and Garrett Brafford discussed their management fees and proposal for 2023. This included things like accounting, and fees associated with setting-up and managing the association's website. Moving forward, the association plans transition all management functions to Telluride Consulting, moving away from of Debbie Wilson and ASAP Accounting.

**Weed Control and Tree Removal Budget**

Approximately \$2,500 was budgeted for weed control and tree clearing that was not used in 2022. The group decided to leave this number as is.

**2023 Annual Projection**

After the group finished making appropriate edits to the budget, Doug Tueller stated that the 2023 annual budget will have projected deficit of \$46,000, however, \$32,000 will be rolled over from 2022, leaving the 2023 projecting an annual budget deficit of approximately -\$14,000. Denis Traylor also reminded the group that the 2023 Annual budget was prepared without considering any possible RETA income. The group agreed that the negative projection for 2023 could easily be made up in other ways throughout the year, and could be pulled from the HOA reserve account, if needed. The group agreed that this year an increase in dues is not needed, however, a possible increase in 2024 could be up for consideration.

**Brittany Perrott made a motion to approve the 2023 annual budget as discussed by the group today and as updated by Garrett Brafford of Telluride Consulting, LLC. The motion to approve the motion was seconded by Denis Traylor. Motion passed unanimously.**

The group discussed that they would like to get input from owners at the annual meeting regarding the recent rules around short-term rentals and at least have the discussion and how it impacts the WWTP

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and traffic, parking, trash, etc. Denis Traylor stated she would look for the draft questionnaire she had started to put together and share with the board.

**6.) New Business:**

Denis Traylor stated that she is going to be working on the San Miguel County Night Sky Reserve project.

**7.) Next Meeting & Meeting Adjournment:**

The next meeting is the annual owners meeting which will be held on December 13<sup>th</sup>, 2022, at 5:30pm at the Wilkinson Public Library, and via zoom in the Telluride Room.

Conner made the motion to adjourn the meeting. Denise seconded the motion. **Meeting was adjourned at approximately 6:40pm.**