

**Minutes of the
Last Dollar PUD
Special Board Meeting
Wednesday, September 7th, 2022
10:00AM (MT) via Zoom**

Board Members Present:

Doug Tueller, Vice President
Denise Traylor, Treasurer
Pete Wagner

Homeowners Present:

Robin Kamin
Kathleen Lopiccolo
Debbie Wilson
Bill de Alva
Kyle Bodmer
Robin Kamin

Others Present:

Scott Benge, Telluride Consulting. LLC.
Pat Drew—Facilities Manager

1.) Role Call and Meeting Called to Order:

Doug Tueller called the meeting to order at 10:07am MST. Three of five board members were present, representing a quorum.

Denise Traylor motioned to accept that all required meeting noticing had been provided to the membership by Telluride Consulting via Scott Benge. Notice was provided via email, twice in advance of the meeting. Doug Tueller made a second to approve the motion. **Motion passed unanimously.**

2.) Approval of the Prior Meeting Minutes:

Denise Traylor motioned to accept the prior year's meeting minutes from December 13th, 2021. Doug Tueller seconded the motion. **Motion passed unanimously.**

3.) Additions/Changes to the Agenda:

Doug Tueller proposed that they may want to move up discussion about the community-wide traffic plan, the financials, the community solar garden, and possible updates to the declarations in today's agenda. Kathleen Lopiccolo wanted to discuss water seepage issues and weed control/thistle mitigation.

4.) Owners Forum:

Group decided to focus on topics above in the interest of limited time.

5.) Treasurer's Report & Financial Update:

Denise Traylor, Treasurer, provided an overview of the profit and loss schedule for the Last Dollar PUD budget for 2022. There were a few line items of excess revenue that were due to not having been able to schedule the work, and some of those projects will be pushed to 2023. For example, there was \$27,000 that had been budgeted for road maintenance in 2022 had not been used yet. In addition, there

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was \$2,500 that was for weed control and tree clearing that was not used. The wastewater plant operations also came in just slightly under budget.

Telluride Consulting was asked to publish the financials on the HOA website, however, discussion ensued and it appears that ASAP and/or Anita Cody still have access/ownership to the Last Dollar website and credentials. **Scott Benge will work with Anita Cody to set up the email and site contact information.**

Pete Wagner **motioned that Telluride Consulting will work with Debbie Wilson and ASAP to grant access to the website.** ASAP will be asked to publish the financial updates for now. However, the group will work toward a full transition to Telluride Consulting moving forward. Motion was seconded by Denise Traylor. **Motion passed unanimously.**

Alex Keeton, Telluride Consulting, stated that only one person was late on dues for the 2022 assessment and that Telluride Consulting is having a hard time contacting Brittany. Denise Traylor will resend contact info to Alex. All other dues payments and assessments are current as of the date of this meeting.

Discussion ensued regarding the updates to the governance documents and the adoption of the new house bill 22-11-37 or CIOA, and how this legislation will impact the way late fees and collections are handled. **Doug Tueller will send the draft for inclusion in the governing documents, to the board members and Telluride Consulting for review and comment.**

6.) Road Work Update:

Pete Wagner directed Deeply Digital to move forward with the Last Dollar fiber optic update. Deeply Digital has received a grant to have the fiber optic installed, but there is still a tap fee for individuals who want to sign up and bring it in to their house. Fiber could be an asset for the community moving forward.

The crack seal project, that was budgeted for, has not yet taken place due to labor shortages. Pete Wagner provided an update of his communications with Telluride Gravel who will do the road work repair on Valley View. Discussion followed.

7.) Wastewater Plant Update & New Wells Update:

Bill de Alva has been working to replace another pump that has failed, there have now been six pump replacements at the wastewater treatment plant lift stations. Doug Tueller wanted to make sure that the association is not paying to fix design flaw issues that the contractor/engineer is responsible for. Bill de Alva has been working with NuTerra and they are trying to determine if a design change is needed. It appears that the pumps have been running dry and they have been working on a solution.

The group discussed that the the lift station repairs could still take place this year and the money budgeted for this has still not been used (anticipated to cost between (\$12,000-\$15,000). It will depend on both the weather and contractor availability (Zurik Brothers), weather or not this work can still be scheduled this year. The group agreed that the roof issue could be delayed for another year.

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Additionally, Doug Tueller requested to be copied on all communications regarding these items moving forward. Pete Wagener stated that another water well may be required in the future. Doug Tueller stated that another review of capital improvements will be needed at some point in the near future.

8.) Community-Wide Traffic Plan & Letter to San Miguel County:

Last Dollar has hired a traffic consultant to help with this. The County needs to continue to work on a traffic management plan as they continue to build out Mountain Village and affordable housing in the area. **Pete Wagner will reach out to Lance at San Miguel County to see if he can get an update and try to formulate a strategy.**

9.) Community Solar Garden Update:

Doug Tueller wants to keep looking into options for community solar gardens. This plan is conceptual, however, Doug wanted to continued to keep an eye out for any government programs that might help from the state or the federal government, as this could become an asset later down the line.

10.) New Business:

There is a possible issue with a new buyer in the condos, who stated that they would not use their property as a secondary short-term rental property, however, the new owners now want to rent their house out for about 9 months of the year as a short-term rental.

The HOA discussed that this may become an issue moving forward, but wanted to put this on the agenda for the owners meeting discussion. Bill de Alva stated that this issue may also impact the wastewater treatment plant. Kyle Bodmer had questions about how this impacts a WWTP? Robin Kamin also wants to know what the Town of Telluride rules were? Doug Tueller suggested bringing this to the owners meeting for further discussion so as not to take up too much time in today's meeting. Doug Tueller requested that Telluride Consulting help to formulate a questionnaire for membership.

11.) Old Business:

Kathleen Lopiccolo discussed that there is a lot of ground water seepage coming down their driveway, and at times even across a section of the driveway. It appears that this is ground water seepage is possibly coming from association common area. The engineering report believes this may be following the utility trench lines, but the source of the water is still not 100% clear. There was a report from a civil engineering firm that was circulated with Pat Drew and Pete Wagner previously, however this issue was largely new to most of the board members on the call. **Kathleen would like to have another meeting on-site to review this issue. Denis Traylor asked that the report be recirculated to the Board for review.** Robin Kamin asked if this is a spring maybe we utilize it as a new well location?

12.) Next Meeting & Meeting Adjournment:

Meeting was adjourned at approximately 12:15pm MST.