

INTERLUDE BOARD OF MANAGERS

April 3rd, 2023
10:00 AM MST

Jami's office or zoom link

<https://us02web.zoom.us/j/85849572022?pwd=cm5hc1F2ZTVpTGlxVUk3OVZvVEJUZz09>

- I. Roll Call
 - Lacy Boggess
 - Judy Lohr
 - Etkin Camoglu
 - Jami Downs
 - Skip Sinclair
 - Eliza Giosmas (Minutes)

- II. Old Business
 - a. Discuss letter that goes to ownership about cameras

An owner outside of the board has voiced concern about the installation of security cameras on-site at Interlude. Ms. Camoglu reminds the board that when the camera discussion was initially brought up, she was against it, although she was not on the board at that time. She states that she's frustrated that the issue is being reconsidered now when she was against it from the beginning. Ms. Camoglu proposed sending the owners a letter detailing the placement of the cameras, the pros and cons they will pose, and having them vote on it. She wrote a draft of said letter and sent it to the board members to review.

Mr. Boggess responds that he apologizes for any misguidance regarding the cameras. He himself has gone back and forth with the necessity of them, but ultimately decided they should be left up. Regarding the draft letter, Mr. Boggess states that board approved expenses generally do not go to the owners for a vote unless the capital expense is greater than \$200,000.

Ms. Camoglu understands Mr. Boggess' point, but still feels that the owners should be made aware of the cameras by letter, as the owner outside of the board may be planning on sending a letter on his own. Ms. Downs reminds the board that all owners legally have the right to reach out by mail or email to the owners should they have a concern.

Mr. Boggess states that if this owner wants to communicate with the owners, he can do that, but believes that the cameras should be discussed at the annual meeting as originally planned. Although the board is not united in this decision, the majority is.

Ms. Camoglu then asks if Ms. Down's next owner letter can include confirmation of the camera installation, without being put to a vote. She also asks that the verbiage include

an open discussion about the cameras at the annual meeting, as there has been some concern from owners.

b. Recap conversation with Paul Taddune

Per Ms. Camoglu's request, Ms. Downs recaps the discussion her and Mr. Boggess had with Mr. Taddune, Interlude's lawyer. Ms. Downs states that they reached out to ask about the legality of charging a deposit for any owner planning to do construction on their unit. Mr. Taddune stated that the board would have better recourse to charge fines than deposits. If fines are communicated and documented with a fine print date of when the owner must respond by, this is the best route to take. If no response is received by that date, the fine can then be imposed.

Ms. Lohr asks what this means for unit owners who break the construction rules in the future. Mr. Boggess states that Mr. Taddune's recommendation is to send a notice with a time limit on it. Owners will generally pay a fine if it is a small amount, and if they do not, at that point they can decide to go through the legal process.

Ms. Camoglu states that this is why they agreed to increase attorney fees in the annual budget. There are several legal steps to take before enforcing the fines. She asks Ms. Downs to send a letter out to reiterate the rules and regulations and fine stipulations. Ms. Downs states that she will be sending the revised rules and regulations out today.

While on this call, Mr. Boggess mentioned to Mr. Taddune that there has been interest in the open board member seat that Ms. Camoglu is currently sitting in. He discussed with Mr. Taddune the possibility of opening the board to a fourth member, but as it turns out, that can't be done without modifying the declaration and rules and regulations.

Ms. Downs states that Interlude has always voted for board seats on the floor at the annual meeting. Per Mr. Taddune, Colorado law now states that there must be a secret ballot for owners to privately vote, with someone available to count the votes at that time. The HOA can send out a notification to the owners that a board member seat is open and accept bios from interested parties. These bios can be compiled and included in the verbiage that is sent out 30 days prior to the annual meeting, and then be voted on in-person. Otherwise, this can just be brought up at the annual meeting along with a secret ballot to be conducted.

Ms. Camoglu, having owned a co-op property as well as a condominium of another condo association, is apprehensive about making this more complicated than it has to be. Ms. Lohr agrees but wants to make sure there will be a secret ballot option available on the day of the meeting. Ms. Camoglu agrees and thinks it best to send out verbiage that the open seat has been appointed to her and will be ratified at the annual meeting unless another interested owner is appointed through secret ballot. Mr. Boggess and Ms. Lohr agree with this.

III. New Business

Mr. Sinclair notifies the board that there are several decaying aspen trees on the property that will be taken down in May. They are becoming top-heavy, and they have the potential to cause damage to the buildings should they come down in a storm.

Ms. Camoglu understands that it's not protocol for all board members to be included in the call with Mr. Taddune, but in the future, she would like notice of these calls so she can address any other potential items to be discussed. Ms. Lohr reminds Ms. Camoglu that at the last meeting, Ms. Downs did state that she would be calling Mr. Taddune to discuss charging a construction deposit. Ms. Downs confirms this, and states that Mr. Boggess has almost always joined her on these calls. She tells Ms. Camoglu that now is the time to ask if there is anything additional that she'd like to discuss when she speaks with Mr. Taddune next. Ms. Camoglu is receptive and states she will remember this for the future.

Ms. Camoglu states that she no longer feels comfortable using the hot tubs ever since the cameras were installed. Ms. Lohr reminds her that the hot tubs are a public space, and that the cameras are not monitored unless there is reason to do so. Ms. Camoglu understands this, but states that she still feels it is a violation of privacy. Mr. Boggess notes Ms. Camoglu's comments.

Mr. Boggess reminds the board that the annual meeting will be the first Thursday in August, and there will be a board meeting the Tuesday beforehand to touch base.

IV. Adjourn

Mr. Boggess motions to adjourn. Ms. Camoglu seconds this motion. All in favor.