

Below Approved during the BML Board Meeting on December 18, 2012

BLUE MESA LODGE OCTOBER 24, 2012 BOARD MEETING MINUTES

1. Roll Call with Board Members Len Conway, Barbara Cone, Keith Brown, Paolo Canclini, Lisa Powell and Peter Flynn present. Also present was the co-owner of BML 40ABC, Lewis Powell.
2. Quorum established
3. Proof of notice of meeting confirmed
4. Minutes of preceding meeting on 07/02/2012 Point 7 "...a reduction of dues starting 1st Q 2012..." was revised to read "...a reduction of dues starting 1st Q 2013..." All Board Members voted to approve the revised 07/02/2012 meeting minutes, which will be posted on the HOA Owner's website.
5. All Board members reviewed and voted on the Owner Late Fees and Interest Amnesty Proposals that were submitted:
 - 20AB P35 amnesty proposal was reviewed and the expected foreclosure sale of the property was discussed. The proposal to pay monthly so accounts are no more than last 6 months dues in arrears in return for amnesty was voted on and approved by all Board members.
 - 41C non-response to notices about the Amnesty opportunity was noted.

The Commercial Space Amnesty Proposal was discussed at length. The Board voted on and all Board members approved the Commercial Amnesty Proposal outlined below:

- Payment of all outstanding Commercial dues, plus payment of all Commercial dues owed through October 2013. Commercial shall pay as per the monthly payment schedule it submitted on September 13, 2013; and shall pay any additional amounts necessary to pay all amounts described in the previous sentence.
 - Len Conway agrees to make the monthly payment in the event Paolo does not make timely payments per their payment schedule.
6. The Board unanimously voted to approve the following regarding the 2013 Budget:
 - No Reserve Fund collection from any owners for 2013. Reserve Fund collection to resume in 2014.
 - 2013 Budget will be reduced, based on projected actual expenses, to obtain an expected reduction in all Owner HOA dues in 2013.
 - A Dues Holiday in 2nd Q and 3rd Q 2013 is planned for all Owners, to reduce excess operating funds. The Dues Holiday may be revoked or modified at any time by the Board if prudent to do so because of dues non-payments or the incurring of unbudgeted expenses. The 2013 budget presentation will be transmitted to owners (about Dec 1, 2012) reflecting a

planned Dues Holiday for both 2nd and 3rd Q 2013.

7. The preparation of the 2013 HOA Budget was discussed. It was agreed that Keith would work with ASAP Accounting for a Draft 2013 Budget, to be emailed to all Board members for review.

8. The date of the next Board Meeting / Annual Owners meeting was discussed. December 11, 2012 was first choice with December 18, 2012 as 2nd choice. The time was agreed to be 5:00 pm EST, to accommodate an owner seeking participation.

9. Recent and ongoing exterior improvements and painting was discussed. Interior painting was discussed, with agreement, (but no voting) to paint much of the interior. The extent and cost to be determined. It was noted that interior painting is not covered by the 2012 Budget.

A motion was made to end the meeting which was seconded, and Barbara, Len, Peter, Keith, Lisa approved the motion.

Minutes by Keith Brown

[Blue Mesa Lodge Association](#)

117 Lost Creek Lane, Mountain Village, CO 81435

Postal Mail to: PO Box 325, Telluride, CO 81435

Ph 970.417.9513, keithtelluride@gmail.com, Fax 888.826.4661

November 14, 2012

To Florence Van Putten

PO Box 771, Telluride, CO 81435

and by email to fvp77@mac.com

Cc all Blue Mesa Lodge Association Board Members

re Payment of your late HOA dues for Blue Mesa Lodge 33ABC and P34.

Dear Florence,

Thank you for the \$14,888.27 payment on September 22, 2012. This payment covers all dues on condo units 33ABC and Parking Space P 34 up to September 20, 2012. The HOA board agreed on October 24, 2012 to waive all past late fees and interest because of your full dues payment.

Congratulation on your September 20, 2012 sale of Blue Mesa Lodge Condos 33A, 33B and parking space 34. We are glad you retained ownership of Condo 33C and remain a member of the Blue Mesa Lodge Association Community. Noted your October 2012 payment of \$871.65 for your 33C 4th Q 2012 dues.

Please confirm acceptance of the Amnesty Proposal by replying to me by email.



Regards,

Keith Brown Ph 970.417.9513 keithtelluride@gmail.com
Blue Mesa Lodge Association Manager and Board Member

[Blue Mesa Lodge Association](#)

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November 5, 2012

To Mary Fedorka cc Frank Fedorka
by email to mary@fedorka.com
Cc Blue Mesa Lodge HOA Board Members

Dear Mary, Buzz,

The Blue Mesa Lodge HOA Board voted and approved on October 24, 2012 your Amnesty Proposal as follows:

- 21AB P38 dues owed, no late fees or interest is \$8,311.32 as of July 3, 2012. .
- Late Fees and Interest as of July 3, 2012 are \$236.30.
- \$2,677 to be paid now that the Amnesty Proposal has been approved for 1Q 2012 dues.
- \$899 per month to be paid out of rental money starting November 2012 and paid by the first of each month thereafter.
- Payments will be made as required to maintain HOA dues no more than 6 months in arrears.
- If the above payments are made then the HOA will waive all past late fees and interest by the 4th Quarter 2013.
- The Proposal will continue until a foreclosure sale or other sale of 22AB P38.

The Blue Mesa Lodge Association Board Members have been cc'd this email. This will be first notice to the Board that your current tenants are departing 11/15/2012 and that you have asked me to look for month to month tenants in return to a 15% or less rental commission.

Please confirm acceptance of the Amnesty Proposal by replying to me by email.



Regards,

Keith Brown Ph 970.417.9513 keithtelluride@gmail.com
Blue Mesa Lodge Association Manager and Board Member

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November 5, 2012

To Peter Ricciardelli
by email to peter@tridelaw.com and postal mail PO Box 32, Telluride, CO 81435

Cc Blue Mesa Lodge HOA Board Members

Dear Peter,

The Blue Mesa Lodge HOA Board voted and approved on October 24, 2012 an Amnesty Proposal for Blue Mesa Lodge 31ABC P48 as follows:

- \$16,571 outstanding dues, no late fees or interest, as of July 3, 2012
- \$3891 4th Q 2012 dues
- \$11,673 estimated 2013 1st, 2nd, 3rd Q dues
- \$32,135 total through 3rd Q 2012 - divided by 12 months is 2,678 per month
- \$2,678 to be paid each month for the next 12 months, starting November, 2012. Your September 2012 payment of \$2,678 will be applied to you first month of November amnesty payment. The next payment of \$2,678 will be due by December 1, 2012 and all subsequent payments by the first day of each month.
- The Board requests you establish auto payment into the HOA Bank account for each month payment, starting in November 2012.
- If the above payments and auto-payment arrangements are made then the HOA will waive all past late fees and interest at the completion of the Amnesty Proposal.

The Board expects the amount of dues each owner pays will decrease in 2013. If this decrease occurs, the amount you pay over the next 12 months will be adjusted downward.

Please confirm acceptance of the Amnesty Proposal by replying to me by email.



Regards,
Keith Brown Ph 970.417.9513 keithtelluride@gmail.com
Blue Mesa Lodge Association Manager and Board Member

[Blue Mesa Lodge Association](#)

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November 5, 2012

To Paolo Canclini and Len Conway

by email to Carmela@rusticoristorante.com and Inkco@aol.com

Cc Blue Mesa Lodge HOA Board Members

Dear Paolo and Len

The Blue Mesa Lodge HOA Board voted and approved on October 24, 2012 an Amnesty Proposal for Blue Mesa Lodge Commercial units and parking as follows:

- Payment of all outstanding Commercial dues, plus payment of all Commercial dues owed through October 2013. Commercial shall pay as per the monthly payment schedule it submitted on September 13, 2013; and shall pay any additional amounts necessary to pay all amounts described in the previous sentence.

- Len Conway agrees to make the monthly payment in the event Paolo does not make timely payments per their payment schedule.

Please confirm acceptance of the Amnesty Proposal by replying to me by email.



Regards,

Keith Brown Ph 970.417.9513 keithtelluride@gmail.com
Blue Mesa Lodge Association Manager and Board Member