



AGENDA

TELLURIDE MOUNTAIN VILLAGE OWNERS ASSOCIATION SPECIAL BOARD MEETING

Friday, October 16, 2009
1:00 pm

Mountain Village Town Hall
455 Mountain Village Blvd., Second Floor, Mountain Village, Colorado

1. Call to Order
2. Discussion of 2010 Proposed TMVOA Budget draft
3. Discussion of Annual Meeting and Election Timeline
4. Discussion of Revised Economic Development Policy and Charitable Donations Policy
5. New Business
6. Adjournment

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget**

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**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget**

	Sched.	Actual 2007	% Revs	Actual 2008	% Revs	Original Budget 2009	% Revs	2008 Variance	Revised Budget 2009	% Revs	Original Budget Variance	Proposed Budget 2010	2009 Variance
Revenues:													
Assessments													
RETA Revenue	A	10,201,264	79%	4,721,320	69%	4,000,000	64%	(721,320)	2,272,307	37%	(1,727,693)	2,272,307	-
Monthly Assessments	B	1,152,521	9%	1,032,502	15%	1,099,927	18%	67,425	1,153,232	19%	53,305	1,155,788	2,556
General Civic/Sales Tax	C	-	0%	-	0%	-	0%	-	-	0%	-	-	-
Property Management and Services	D	406,765	3%	412,399	6%	438,969	7%	26,570	371,103	6%	(67,866)	349,493	(21,610)
Investment Income	E	1,049,664	8%	583,502	9%	560,000	9%	(23,502)	350,000	6%	(210,000)	180,000	(170,000)
Event Revenues		69,479	1%	107,570	2%	109,603	2%	2,033	241,063	4%	131,460	-	(241,063)
Miscellaneous	E	-	0%	920	0%	-	0%	(920)	1,500	0%	1,500	1,500	-
Total Revenues		12,879,692	100%	6,858,213	100%	6,208,499	100%	(649,714)	4,389,204	100%	(1,819,295)	3,959,087	(430,117)
Operating Expenses:													
Management and Administrative	F	987,687	8%	669,669	5%	654,054	11%	15,615	716,185	12%	(62,131)	704,248	11,938
Transit - Aerial	I	3,033,943	24%	2,974,528	23%	3,187,975	51%	(213,447)	3,223,626	52%	(35,651)	3,278,451	(54,825)
Events	G	609,365	5%	1,149,397	9%	846,790	14%	302,607	736,200	12%	110,590	233,500	502,700
In Kind Sponsorships (See Related Revenue)		-	0%	-	0%	-	0%	-	160,000	3%	(160,000)	-	160,000
Member Communications	H	262,553	2%	305,769	2%	184,202	3%	121,567	155,891	3%	28,311	135,662	20,229
Contingency (3% of Expenditures)		-	0%	-	0%	146,191	2%	(146,191)	50,000	1%	96,191	130,556	(80,556)
Total Operating Expenses		4,893,548	38%	5,099,363	40%	5,019,212	81%	80,151	5,041,902	115%	(22,691)	4,482,416	559,486
Net Surplus/(Deficit) before Debt Service		7,986,143	62%	1,758,850	14%	1,189,287	19%	(569,563)	(652,698)	-15%	(1,841,985)	(523,329)	129,369
Debt Service	J	64,814		66,525		66,443		82	66,692		(249)	67,170	(478)
Net Surplus/(Deficit) before Non-Recurring Expenses		7,921,329		1,692,325		1,122,844		(569,480)	(719,390)		(1,842,234)	(590,499)	128,891
Non - Recurring Expenses													
Guest Services	K-3	395,693		374,837		479,312		(104,474)	397,800		81,512	198,800	199,000
Group Sales/Conferences Support	K-4	-		-		-		-	-		-	250,000	(250,000)
Affordable Housing	K	2,278,923		61,826		7,000		54,826	7,000		7,000	-	-
Economic Development Grants	K-1a	579,299		529,856		468,485		61,371	545,041		(76,556)	148,000	397,041
Educational Grants	K-1b	-		-		-		-	-		-	13,500	(13,500)
Charitable Donations	K-1c	76,977		278,335		98,275		180,060	98,775		(500)	-	98,775
Funded Events	K	149,563		-		42,000		(42,000)	-		42,000	-	-
Regional Marketing	K	-		95,200		345,000		(249,800)	275,000		70,000	-	275,000
Master Planning	K	62,902		424,834		-		424,834	55,000		(55,000)	-	55,000
Other Planning	K	-		106,739		100,000		6,739	21,470		78,530	-	21,470
Extraordinary Legal	K	180,549		136,457		90,000		46,457	50,000		40,000	-	50,000
RAL / 50/51 Purchases	K	-		1,335,385		2,056,625		(721,240)	1,830,625		226,000	-	1,830,625
Gondola Non-Recurring Funding	I	2,051,595		3,506,140		(75,000)		3,581,140	(89,007)		14,007	307,600	(396,607)
Capital	K-2	35,691		-		-		-	-		-	-	-
Other	K	-		136,672		-		136,672	21,950		(21,950)	-	21,950
Total Non-Recurring Expenses		5,811,192		6,986,281		3,611,697		3,374,584	3,213,653		398,043	924,900	2,288,753
Net Surplus/(Deficit) after Non-Recurring Expenses		2,110,137	16%	(5,293,956)	-41%	(2,488,853)		2,805,104	(3,933,043)		(1,444,191)	(1,515,399)	2,417,645
Other Financing/Investing Activities													
Gondola Funding Participator		-		-		-		-	-		-	-	-
Sale of Assets		50		(8,461)		-		8,461	-		-	-	-
Net Proceeds from Financing/Investing Activities		50		(8,461)		-		8,461	-		-	-	-
Net Surplus/(Deficit) after Financing/Investing Activities		2,110,187		(5,302,417)		(2,488,853)		2,813,565	(3,933,043)		(1,444,191)	(1,515,399)	2,417,645
Beginning Working Capital		16,533,036		18,643,223		13,194,001		(5,449,222)	13,340,806		146,805	9,407,763	(3,933,043)
Ending Unreserved Working Capital		18,643,223		13,340,806		10,705,148		(2,635,658)	9,407,763		(1,297,386)	7,892,364	(1,515,399)
Reserve Requirements		(4,000,000)		-		(500,000)		(500,000)	(3,896,670)		(3,396,670)	(4,890,100)	(993,430)
Net Unreserved Working Capital		14,643,223		13,340,806		10,205,148		(3,135,658)	5,511,093		(4,694,055)	3,002,264	(2,508,829)

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule A - 3% RETA Revenues**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Single Family Residences:							
Number Sold	40	11	11	11	-	11	-
Average Price per Sale	3,617,262	3,776,136	3,776,136	3,400,000	(376,136)	3,400,000	-
Total Annual Sales Volume	144,690,470	41,537,500	41,537,500	37,400,000	(4,137,500)	37,400,000	-
3% RETA Revenues	4,340,714	1,246,125	1,246,125	1,122,000	(124,125)	1,122,000	-
Condominiums							
Number Sold	81	40	40	21	(19)	21	-
Average Price per Sale	1,479,567	1,871,350	1,871,350	1,400,000	(471,350)	1,400,000	-
Total Annual Sales Volume	119,844,887	74,854,019	74,854,019	29,400,000	(45,454,019)	29,400,000	-
3% RETA Revenues	3,595,347	2,245,621	2,245,621	882,000	(1,363,621)	882,000	-
Fractional Ownership Units							
Number Sold	65	55	55	54	(1)	54	-
Average Price per Sale	128,988	135,223	135,223	100,000	(35,223)	100,000	-
Total Annual Sales Volume	8,384,225	7,437,239	7,437,239	5,400,000	(2,037,239)	5,400,000	-
3% RETA Revenues	251,527	223,117	223,117	162,000	(61,117)	162,000	-
Single Family Lots:							
Number Sold	36	12	7	1	(6)	1	-
Average Price per Sale	1,264,971	1,167,850	1,357,796	2,170,000	812,204	2,170,000	-
Total Annual Sales Volume	45,538,965	14,014,196	9,504,575	2,170,000	(7,334,575)	2,170,000	-
3% RETA Revenues	1,366,169	420,426	285,137	65,100	(220,037)	65,100	-
Vacant Development Lots:							
Number Sold	4	4	-	-	-	-	-
Average Price per Sale	4,750,000	993,125	-	-	-	-	-
Total Annual Sales Volume	19,000,000	3,972,500	-	-	-	-	-
3% RETA Revenues	570,000	119,175	-	-	-	-	-
Improved Non-residential (Ttl \$ value)							
Number Sold	8	3	-	-	-	-	-
Average Price per Sale	262,206	4,966,667	-	-	-	-	-
Total Annual Sales Volume	2,097,650	14,900,000	-	-	-	-	-
3% RETA Revenues	-	447,000	-	-	-	-	-
Density Transfers (Ttl \$ value)							
Number Sold	-	22	-	14	14	14	-
Average Price per Sale	-	30,085	-	98,111	98,111	98,111	-
Total Annual Sales Volume	485,925	661,867	-	1,373,554	1,373,554	1,373,554	-
3% RETA Revenues	14,578	19,856	-	41,207	41,207	41,207	-
Baseline Sales Activity							
Penalties & Interest	-	-	-	-	-	-	-
Total All Sales							
Total all 3% RETA Revenues	340,042,122	157,377,321	133,333,333	75,743,554	(57,589,779)	75,743,554	-
	10,201,264	4,721,320	4,000,000	2,272,307	(1,727,693)	2,272,307	-

Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule B - Owner's Assessments

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Condo Units Platted	1,082	1,199	1,011	1,170	159	1,170	-
Monthly Rate per Unit	40	40	40	40	-	40	-
Annual Rate per Unit	480	480	480	480	-	480	-
Annual Revenue	519,475	575,295	485,088	561,600	76,512	561,600	-
Single Family Units Platted	620	627	620	629	9	629	-
Monthly Rate per Unit	40	40	40	40	-	40	-
Annual Rate per Unit	480	480	480	480	-	480	-
Annual Revenue	297,567	300,720	297,760	301,920	4,160	301,920	-
Dividable Duplex Units Platted	4	4	4	3	(1)	3	-
Monthly Rate per Unit	40	40	40	40	-	40	-
Annual Rate per Unit	480	480	480	480	-	480	-
Annual Revenue	1,920	1,920	1,920	1,440	(480)	1,440	-
Non-Dividable Duplex Units Platted	3	3	3	3	-	3	-
Monthly Rate per Unit	80	80	80	80	-	80	-
Annual Rate per Unit	960	960	960	960	-	960	-
Annual Revenue	3,200	2,880	2,880	2,880	-	2,880	-
Lodge Units Platted	189	193	132	217	85	217	-
Monthly Rate per Unit	10	10	10	10	-	10	-
Annual Rate per Unit	120	120	120	120	-	120	-
Annual Revenue	22,625	23,212	15,880	26,040	10,160	26,040	-
Lodge Efficiencies Units Platted	270	260	278	319	40	319	-
Monthly Rate per Unit	10	10	10	10	-	10	-
Annual Rate per Unit	120	120	120	120	-	120	-
Annual Revenue	32,440	31,243	33,371	38,220	4,849	38,220	-
Hotel Units Platted	85	147	118	256	138	256	-
Monthly Rate per Unit	20	20	20	20	-	20	-
Annual Rate per Unit	240	240	240	240	-	240	-
Annual Revenue	20,400	35,160	28,240	61,440	33,200	61,440	-
Hotel Efficiency Units Platted	32	53	41	37	(4)	37	-
Monthly Rate per Unit	40	40	40	40	-	40	-
Annual Rate per Unit	480	480	480	480	-	480	-
Annual Revenue	15,172	25,437	19,829	17,760	(2,069)	17,760	-
Employee Condos Platted	342	357	330	238	(92)	238	-
Monthly Rate per Unit	20	20	20	20	-	20	-
Annual Rate per Unit	240	240	240	240	-	240	-
Annual Revenue	82,143	85,685	79,262	57,120	(22,142)	57,120	-
Employee Apartment Units Platted	74	61	55	252	197	252	-
Monthly Rate per Unit	10	10	10	10	-	10	-
Annual Rate per Unit	120	120	120	120	-	120	-
Annual Revenue	8,860	7,260	6,640	30,240	23,600	30,240	-
Employee Dorms Platted	245	113	97	168	71	168	-
Monthly Rate per Unit	10	10	10	10	-	10	-
Annual Rate per Unit	120	120	120	120	-	120	-
Annual Revenue	29,427	13,606	11,598	20,160	8,562	20,160	-
Commercial Square Footage Built	593,509	588,330	627,637	555,883	(71,754)	566,532	10,649
Monthly Rate per 2,000 Sq Ft	40	40	40	40	-	40	-
Annual Rate per 2,000 Sq Ft	480	480	480	480	-	480	-
Annual Revenue	142,442	141,199	150,633	133,412	(17,221)	135,968	2,556
Density	61,499	-	91,826	-	(91,826)	-	-
Prepayment Discounts	(85,321)	(69,034)	(70,000)	(61,000)	9,000	(61,000)	-
Adjustments	-	-	-	-	-	-	-
Late Fees & Interest	671	20,434	5,000	22,000	17,000	22,000	-
Bad Debt Allowance	-	(162,515)	(60,000)	(60,000)	-	(60,000)	-
Total Monthly Assessment Revenue	1,152,521	1,032,502	1,099,927	1,153,232	53,305	1,155,788	2,556

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule C - Rental Income**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Rental Income							
Grocery Store Rent	328,799	336,559	365,713	302,846	(62,866)	289,265	(13,581)
Blue Mesa - Poachers Pub	36,640	44,775	45,903	40,903	(5,000)	41,984	1,081
Blue Mesa- Office Space (Note 1)	30,955	22,556	19,955	19,955	0	10,846	(9,109)
High Country Shipping	5,634	7,111	6,000	6,000	-	6,000	-
Reed & Gilbert Lease	2,190	1,398	1,398	1,398	-	1,398	-
Vending Carts	2,546	-	-	-	-	-	-
Total Rental Income	406,765	412,399	438,969	371,103	(67,866)	349,493	(21,610)

Notes:

All proposed budgets are per the current terms in the respective leases with our tenants.

1. Conservatively assumes that upcoming office vacancies will take approximately 4-6 months to lease.

**Telluride Mountain Village Owners Association
 2009 Revised Budget and 2010 Proposed Budget
 Schedule D - Investment Income**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Investment Income	1,049,664	583,502	560,000	350,000	(210,000)	180,000	(170,000)
Total	1,049,664	583,502	560,000	350,000	(210,000)	180,000	(170,000)

Notes:

1. Earnings are estimated based upon current portfolio by our investment brokerage firm UBS.

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule E - Event Revenues**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Sponsorships							
Gay Ski Week	9,000	-	10,000	17,500	7,500	-	(17,500)
Home Tour	3,000	-	-	-	-	-	-
Red, White & Blues	11,750	2,000	-	-	-	-	-
Subaru	-	-	-	-	-	-	-
In Kind Summer Sponsorships	-	-	22,000	160,000	138,000	-	(160,000)
Sunset Concert	3,000	12,000	-	-	-	-	-
TFA Sponsorships	3,103	-	-	-	-	-	-
Other Sponsorships	-	1,000	-	-	-	-	-
Total Sponsorships	29,853	15,000	32,000	177,500	145,500	-	(177,500)
Ticket Sales							
Bike Tours	-	-	-	-	-	-	-
Bluegrass Brunch	-	4,365	-	-	-	-	-
Disc Golf Tournament	-	-	-	-	-	-	-
Gay Ski Week	9,196	23,548	25,903	14,363	(11,540)	-	(14,363)
Hall of Fame Series	-	10,237	-	-	-	-	-
Home Tour	-	-	-	-	-	-	-
Jazz Brunch	152	1,171	-	-	-	-	-
Sleigh Rides	-	-	-	-	-	-	-
TCC Promoted Events	38	-	-	-	-	-	-
Telluride Festival of the Arts	11,507	42,354	51,700	49,200	(2,500)	-	(49,200)
Keller Williams	-	10,895	-	-	-	-	-
Other	18,733	-	-	-	-	-	-
Total Ticket Sales	39,625	92,570	77,603	63,563	(14,040)	-	(63,563)
Total Event Revenues	69,479	107,570	109,603	241,063	131,460	-	(241,063)

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule F - Administration**

	Ann. Inc.	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Employee Costs (1)								
Salaries & Wages	0%	125,719	207,345	213,000	210,000	3,000	195,000	15,000
Group Insurance	7%	10,775	11,117	21,399	21,399	-	22,897	(1,498)
Dependent Health Reimbursement		(814)	(1,216)	(3,120)	(3,120)	-	(3,120)	-
Payroll Taxes	5%	6,619	15,513	18,521	18,783	(262)	18,314	470
Retirement		2,395	5,600	12,300	12,600	(300)	11,700	900
Worker's Comp	5%	1,138	2,647	-	525	(525)	551	(26)
Other Employee Benefits		4,816	3,589	2,584	994	1,590	994	-
Bookkeeping - ASAP		116,754	25,361	-	-	-	-	-
Management Consulting		168,300	-	-	-	-	-	-
Administrative Fee (from Town)		159,804	-	-	-	-	-	-
Total Employee Costs		595,507	269,956	264,684	261,181	3,503	246,335	14,845
Employee Related Costs								
Employee Assistance Program		-	-	-	-	-	-	-
Safety Programs		-	-	-	-	-	-	-
Employee Functions		-	70	105	-	105	-	-
Recruiting		-	2,526	1,000	-	1,000	-	-
Training		1,841	2,156	2,000	2,000	-	2,000	-
Outside Consulting								
Contract Services		6,672	5,358	-	1,500	(1,500)	1,500	-
Economic Development Consulting		46,284	-	-	-	-	-	-
Hardware & Software Replacement & Support		30,131	24,634	10,000	7,500	2,500	7,500	-
Legal Services								
Legal Services		121,007	124,554	120,000	120,000	-	144,000	(24,000)
Finance Costs								
Audit Fees & Tax Return		11,800	36,351	28,000	31,000	(3,000)	30,000	1,000
Merchant and Bank Fees		2,924	4,969	2,673	6,500	(3,827)	6,500	-
Lockbox Fees		-	957	-	5,000	(5,000)	5,000	-
Investment Advisory Services		-	38,361	70,000	82,000	(12,000)	63,000	19,000
Netsuite Ongoing Fees	10%	-	3,851	7,703	10,672	(2,969)	9,621	1,051
401k Administrator Fees	5%	-	-	-	2,350	(2,350)	2,468	(118)
Payroll Fees		-	1,402	-	1,500	(1,500)	1,575	(75)
Facility Expenses								
Janitorial		5,690	4,885	2,700	2,500	200	2,450	50
Facility Expenses- Blue Mesa		2,722	5,002	6,000	6,000	-	6,000	-
Facility Expenses- Town Hall		492	10,773	4,000	4,000	-	4,000	-
R&M - Equipment (Copier, etc.)		750	105	-	-	-	-	-
Copier Lease		-	3,502	3,400	4,700	(1,300)	4,700	-
Insurance	5%	33,336	6,973	11,000	22,500	(11,500)	23,625	(1,125)
Communications (2)		28,000	27,866	18,000	14,500	3,500	14,500	-
Wireless Fees		-	1,124	1,188	2,112	(924)	2,112	-
HOA Dues - Blue Mesa		28,898	38,531	39,000	39,000	-	39,000	-
HOA Dues - Town Hall		-	3,187	9,000	21,031	(12,031)	15,000	6,031
HOA Dues - Capella "Post Office" Space (Retail Unit #136)		-	-	-	6,745	(6,745)	11,562	(4,818)
Property Taxes		1,940	1,765	2,000	1,656	344	2,000	(344)
Utilities - Electricity (Blue Mesa Space)	7%	11,712	4,641	6,690	6,500	190	6,955	(455)
Utilities - Gasoline		129	-	-	-	-	-	-

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule F - Administration**

	Ann. Inc.	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Rental Property Expenses								
Utilities - Natural Gas - High Country Shipping	7%	284	345	500	2,451	(1,951)	2,623	(172)
Utilities - Electricity- High Country Shipping	7%	-	1,278	1,200	2,809	(1,609)	3,006	(197)
Utilities - Electricity- MTI (Blue Mesa)	7%	-	2,757	-	2,000	(2,000)	2,900	(900)
Utilities - Electricity- TASP (Blue Mesa)	7%	-	-	-	1,500	(1,500)	1,605	(105)
Utilities - Electricity- Poachers	7%	-	11,094	8,000	11,000	(3,000)	11,770	(770)
Utilities - Electricity- Dial A Ride	7%	-	2,987	6,000	6,000	-	6,420	(420)
Utilities - Natural Gas- GS Space at 1003	7%	-	-	-	404	(404)	432	(28)
Utilities - Electricity- GS Space at 1003	7%	-	17	150	200	(50)	214	(14)
Other Administrative Costs								
General Supplies & Materials		37,882	12,240	13,217	11,500	1,717	8,000	3,500
Merchant Construction Signage		848	-	-	-	-	-	-
Printing & Binding		-	1,437	1,915	-	1,915	-	-
Postage & Freight		3,513	3,055	3,532	3,500	32	3,500	-
Uniforms		-	-	-	-	-	-	-
Business Meals		2,153	855	1,619	650	969	650	-
Business Meals - BOD Meetings		6,343	5,122	3,600	3,000	600	3,000	-
Dues, Fees, Subscriptions (3)		3,320	3,924	4,330	7,000	(2,670)	7,000	-
Public Noticing		-	-	-	-	-	-	-
Recording Fees / Lien Costs		-	-	-	1,000	(1,000)	1,000	-
Records Requests		-	953	725	725	-	725	-
Public Art		3,510	-	-	-	-	-	-
Non-Capital F,F,E		-	-	-	-	-	-	-
Total Administration		987,687	669,669	654,054	716,185	(62,131)	704,248	11,938

Notes:

1. Administrative Employees Include:

	2007	2009	2009
Chief Financial & Operating Officer	-	1.00	1.00
Accounting Manager	-	1.00	1.00
Economic Development Manager	0.50	0.25	-
Town Finance Staff	1.16	-	-
Town Manager Staff	0.66	-	-
Economic Development Director	0.30	-	-
	2.62	2.25	2.00

2. Communications costs include: Avaya system phone lease (\$292 / month), conference line costs (\$100 / month), Qwest phone lines and long distance (\$550 / month) and cell phone plans (\$300 / month).
3. Dues, fees and subscriptions include: Monthly RETA reports (\$2,000), Monthly Deed Transfer Reports (\$3,000), Downtown Promotion Promoter (\$200 / year), AICPA Annual Dues (\$370), CSCF Community Associations Institute Annual Dues (\$535), FTP Site (\$200). In 2009 the monthly deed transfer report was instituted in order to ensure our property records are always current.

Telluride Mountain Village Owners Association
 2009 Revised Budget and 2010 Proposed Budget
 Schedule G - Events

	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Total Employee Costs	53,569	58,227	84,317	55,233	16,735	6,500	7,200	(700)	-	7,200
Total Events	392,151	482,997	491,606	609,365	1,149,397	846,790	736,200	114,090	233,500	502,700
Less Revenues & Sponsorships	(59,429)	(63,658)	(57,427)	(69,479)	(107,570)	(109,603)	(241,063)	(131,460)	-	(241,063)
Plus In Kind Sponsorship Costs	-	-	-	-	-	-	160,000	(160,000)	-	160,000
Net Event Activity	332,722	419,339	<u>434,442</u>	539,887	1,041,826	737,187	655,137	(177,370)	233,500	421,637

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule H - Member Communications**

	% Inc.	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Employee Costs								
Salaries & Wages (1)	0%	47,200	28,164	75,000	75,000	-	77,800	(2,800)
Group Insurance	7%	4,046	724	8,162	4,000	4,162	9,000	(5,000)
Dependent Health Reimbursement		-	-	-	(485)	485	(1,385)	901
Payroll Taxes	5%	9,777	2,005	6,750	6,580	170	6,909	(329)
Retirement		2,391	-	4,500	-	4,500	4,668	(4,668)
Worker's Comp		-	-	-	-	-	-	-
Other Employee Benefits	5%	-	1,590	1,590	795	795	1,670	(875)
Contract PR / Graphics Services		37,398	85,019	20,000	5,000	15,000	5,000	-
Total Employee Costs		100,812	117,502	116,002	90,891	25,111	103,662	(12,771)
Signage		-	3,336	3,500	12,000	(8,500)	-	12,000
Printing & Binding		107	1,708	3,000	-	3,000	-	-
Business Meals		206	-	-	-	-	-	-
Mountain Village Maps		9,659	460	-	-	-	-	-
Public Noticing (2)		-	3,811	10,000	7,000	3,000	7,000	-
Television Ads		24,514	26,000	-	-	-	-	-
Ads (3)		33,971	55,440	12,000	8,000	4,000	5,000	3,000
Photos (4)		2,700	3,400	5,000	5,000	-	-	5,000
Fam / Press Trips		7,690	-	-	-	-	-	-
Website Hosting (5)		8,674	26,332	900	3,000	(2,100)	3,000	-
Newsletters (6)		6,962	1,094	10,000	4,000	6,000	2,000	2,000
Member Communications (7)		54,751	24,524	15,000	9,000	6,000	6,000	3,000
Elections (8)		-	33,996	8,800	17,000	(8,200)	9,000	8,000
Memberships		75	-	-	-	-	-	-
Clipping Service		7,307	2,608	-	-	-	-	-
Website		-	5,558	-	-	-	-	-
Other Marketing		5,126	-	-	-	-	-	-
Total Member Communications		262,553	305,769	184,202	155,891	28,311	135,662	20,229

Notes:

1. Employees Include:	2007	2009	2010
Communications Director	0.50	1.00	1.00
Communications Coordinator	0.80	-	-
	1.30	1.00	1.00

Note: Increase in wages for this department in 2010 is the result of the employee being at their existing wage for 1 full year. Increase in insurance cost assumes the addition of dependents. Increase in retirement plan assumes employee may begin participating in program.

- Public noticing includes 2 weeks of ad placements per meeting in both local publications.
- Advertising costs include ad buys for summer for Telluride Style and other "visit Mountain Village" or "event" advertisement efforts in regional publications.
- Assumes no event activity in 2010, hence no photography requirements.
- Per existing website fees of \$75 / month, plus quarterly hosting fee of \$575 per quarter.
- Assumes 1 or 2 newsletters per year, distributed to our members via e-mail and US mail.
- Includes budget for 2 additional mailings at \$3,000 per year to our members.
- Includes costs for one election to print and mail 3,000 ballots, plus annual meeting notices, plus contract labor required during election.

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule I - Gondola & Chondola Funding**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Recurring Funding							
Gondola Operations	1,515,856	1,471,481	1,529,975	1,501,793	28,182	1,571,183	(69,390)
Gondola Maintenance	1,051,366	1,069,106	1,212,774	1,106,761	106,013	1,103,352	3,409
General and Overhead Costs	412,189	459,863	421,960	507,296	(85,336)	537,656	(30,360)
MARRS	71,643	78,894	76,054	84,455	(8,401)	72,807	11,648
Chondola Budget	172,623	137,687	149,973	174,442	(24,469)	152,287	22,155
Grant Success Fees	-	-	-	11,255	(11,255)	9,000	2,255
Gondola Revenues	(189,736)	(242,502)	(202,761)	(162,376)	(40,385)	(167,834)	5,458
Reduction of Hours to Legal Requirement (1)	-	-	-	-	-	-	-
Total Recurring Funding	3,033,943	2,974,528	3,187,975	3,223,626	(35,651)	3,278,451	(54,825)
Non-Recurring Funding							
Gondola Major Repairs & Replacements	2,051,595	3,506,140	75,000	69,575	5,425	220,500	(150,925)
System Improvements	-	-	-	29,000	(29,000)	237,100	(208,100)
Gondola Grants	-	-	(150,000)	(187,582)	37,582	(150,000)	(37,582)
Total Non-Recurring Funding	2,051,595	3,506,140	(75,000)	(89,007)	14,007	307,600	(396,607)
Total Gondola Funding	5,085,538	6,480,669	3,112,975	3,134,619	(21,644)	3,586,051	(451,432)

Notes:

1. Reduction is based upon estimated savings to reduce operating hours to legal requirement of 4,400 hours per estimates prepared by TOMV.

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule J - Debt Service**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Proposed Budget 2010
2001 Gondola Bonds (Note 1)					
Principal	19,214	20,692	21,000	20,692	22,170
Interest	45,600	45,833	45,443	46,000	45,000
Total Recurring	64,814	66,525	66,443	66,692	67,170
50/51 Debt Service	-	-	-		
Total Debt Service	64,814	66,525	66,443	66,692	67,170
<i>TMVOA Principal Outstanding at Year End</i>	<i>957,744</i>	<i>937,052</i>	<i>916,052</i>	<i>916,360</i>	<i>894,190</i>
<i>Total Principal Outstanding at Year End</i>	<i>3,240,000</i>	<i>3,170,000</i>	<i>3,098,958</i>	<i>3,100,000</i>	<i>3,025,000</i>

Notes:

1. The bonds were issued in 1995 by Telluride Gondola Transit Company and are jointly payable by TMVOA (29.56%) and TSG (70.44%) and were refunded by the District in 2001. They mature in 2032.

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule K - Non-Recurring Funding**

	Sch.	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Guest Services	K-3	395,693	374,837	479,312	397,800	81,512	198,800	199,000
Group Sales/Conferences Support	K-4	-	-	-	-	-	250,000	(250,000)
Affordable Housing Investments								
Habitat for Humanity		50,000	50,000	-	-	-	-	-
TOMV Contribution		1,100,000	-	-	-	-	-	-
Lawson Hill Lot		1,128,923	11,826	7,000	7,000	-	7,000	-
Grants	K-1a	579,299	529,856	468,485	545,041	(76,556)	148,000	397,041
Educational Grants	K-1b	-	-	-	-	-	13,500	(13,500)
Charitable Donations	K-1c	76,977	278,335	98,275	98,775	(500)	-	98,775
Funded Events								
Jeep Event (Winter)		100,647	-	-	-	-	-	-
Full Tilt		48,917	-	42,000	-	42,000	-	-
Winter Festival		-	-	-	-	-	-	-
Regional Marketing								
TMRAO		-	95,200	95,000	95,000	-	-	95,000
MTI		-	-	250,000	180,000	70,000	-	180,000
Master Planning								
Ecosign		51,732	335,346	-	55,000	(55,000)	-	55,000
Communications		-	73,508	-	-	-	-	-
Aerial Photos		11,170	15,980	-	-	-	-	-
Other Planning				100,000	-	100,000	-	-
Gondola O&M Study		-	106,739	-	21,470	(21,470)	-	21,470
Extraordinary Legal		180,549	136,457	90,000	50,000	40,000	-	50,000
50/51 Purchases								
Closing Costs		-	-	-	1,000	(1,000)	-	1,000
Ice Skating Rink		-	600,000	-	-	-	-	-
Ice Skating Commercial Facility		-	-	308,000	294,700	13,300	-	294,700
Zamboni Building		-	-	60,000	151,800	(91,800)	-	151,800
Public Restrooms		-	-	554,000	518,800	35,200	-	518,800
Plaza		-	735,385	-	-	-	-	-
TASP Space		-	-	510,000	504,900	5,100	-	504,900
Post Office		-	-	361,625	359,425	2,200	-	359,425
Finish Costs for Post Office		-	-	263,000	-	263,000	-	-
Capital		35,691	-	-	-	-	-	-
Other								
Capital Advisory Services		-	3,750	-	-	-	-	-
Incode Purchase (Historical Acctg System)		-	16,472	-	-	-	-	-
Market Audit		-	20,122	-	-	-	-	-
Netsuite Purchase (Accounting System)		-	27,138	-	-	-	-	-
Poacher's Make Up Unit		-	33,284	-	-	-	-	-
Website		-	13,195	-	-	-	-	-
Wireless		-	30,411	-	-	-	-	-
Other (1)		-	(7,700)	-	21,950	(21,950)	-	21,950
Total Non-Recurring Funding		3,759,597	3,480,141	3,686,697	3,302,660	384,036	617,300	2,685,360

Notes:

1. 2009 Other spending includes \$6,500 for the exterior painting and maintenance of the reception center and gate house as well as \$15,000 for the shared cost of the Economic Model update.

**Telluride Mountain Village Owners Association
 2009 Revised Budget and 2010 Proposed Budget
 Schedule K-1a- Grant Funding**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Total Employee Costs	49,034	65,017	57,710	57,313	398	-	57,313
Total Economic Development Funding	579,299	529,856	468,485	545,041	(76,556)	148,000	397,041

**Telluride Mountain Village Owners Association
 2009 Revised Budget and 2010 Proposed Budget
 Schedule K-1b-Educational Grant Funding**

	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Total Economic Development Funding	-	-	-	-	-	-	-	-	13,500	(13,500)

**Telluride Mountain Village Owners Association
 2009 Revised Budget and 2010 Proposed Budget
 Schedule K-1c- Charitable Donations**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Total Economic Development Funding	76,977	278,335	98,275	98,775	(500)	-	98,775

**Telluride Mountain Village Owners Association
 2009 Revised Budget and 2010 Proposed Budget
 Schedule K-2- Capital**

	Actual 2006	Actual 2007	Revised Budget 2008	Original Budget 2009	Revised Budget 2009	Proposed Budget 2010
Event Equipment	-	11,282	-	-	-	-
General Capital	9,949	10,009	-	-	-	-
Guest Services Capital	23,205	-	-	-	-	-
Blue Mesa Capital	62,560	-	-	-	-	-
50/51 Capital	-	-	-	-	-	-
Grocery Store / Town Hall Capital	2,742,136	14,287	-	-	-	-
Recreation Center Capital	64,521	-	-	-	-	-
Density	-	113	-	-	-	-
Total Capital Activity	2,902,370	35,691	-	-	-	-

**Telluride Mountain Village Owners Association
2009 Revised Budget and 2010 Proposed Budget
Schedule K-3- Guest Services**

	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Program Costs	395,693	311,072	383,498	340,000	43,498	166,000	174,000
Capital Costs	-	19,661	13,904	9,000	4,904	-	9,000
Parking Management	-	-	78,310	46,000	32,310	30,000	16,000
Map Sponsorship	-	10,000	-	-	-	-	-
Guest Services Study	-	29,844	-	-	-	-	-
Guest Pay Phones on Plazas	-	4,261	3,600	2,800	800	2,800	-
Total Guest Services	395,693	374,837	479,312	397,800	81,512	198,800	199,000

**Telluride Mountain Village Owners Association
 2009 Revised Budget and 2010 Proposed Budget
 Schedule K-4- Group Sales/Conferences Support for Offseason**

	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	Original Budget 2009	Revised Budget 2009	Original Budget Variance	Proposed Budget 2010	2009 Variance
Total Group Sales/Conferences Support for Offseason	-	-	-	-	-	-	-	-	250,000	(250,000)

STEPHANIE L. FANOS, P. C.
ATTORNEY AT LAW

STEPHANIE L. FANOS*

*ADMITTED IN COLORADO AND CALIFORNIA

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MEMORANDUM

TO: TMVOA Board of Directors

FROM: Stephanie L. Fanos, Esq.

DATE: October 16, 2009

SUBJECT: Annual Meeting and Election

The 2009 Annual Meeting of the Members of TMVOA is scheduled for December 30, 2009. TMVOA will conduct an election for two (2) open Board of Directors' seats in connection with the 2009 Annual Meeting as required by TMVOA's Articles and Bylaws. In preparation for the Annual meeting and election, the Board must establish a "record date" as set forth in Bylaw III (3). The record date is the date upon which TMVOA determines the members entitled to notice of the 2009 Annual Meeting and who are entitled to vote in the 2009 Election for Board of Directors. The record date may not be more than 50 days prior to the date on which a particular action is proposed to be taken. When the record date is established, staff will determine the names and address of the Members who are entitled to receive notice and to vote and will also determine the number of votes allocated to each Member. This list will then become the official list for mailing of the notice of the 2009 Annual Meeting, the ballots for the 2009 Election and any information or materials in connection with the 2009 Annual Meeting and Election.

There are two (2) Board of Directors' seats that are open in the 2009 Board of Directors Election: one (1) Class A (Residential) seat which is held currently by Jon Sweet; and one (1) Class B (Lodging) seat which is currently held by John Volponi. The term for the Class A and Class B seats is two years.

It is my recommendation, along with the TMVOA staff, that the following schedule be established for the 2009 Annual Meeting and Election:

1. Begin advertising and accepting applications for open Board of Director seats Week of October 18, 2009
2. Record Date Tues, November 10, 2009
3. Deadline for the acceptance of applications for Board of Director seats and ballot measures Fri, November 13, 2009
4. Board to approve Notice of Annual Meeting and Agenda at Special Board Meeting Wed, November 18, 2009
5. Mail Notice of Annual Meeting/Agenda and Election Ballots Wed, November 25, 2009
7. Begin advertising for 2009 Election Week of November 29, 2009
8. Begin advertising for Annual Meeting Week of December 13, 2009
9. Deadline of receipt of Ballots Mon, December 28, 2009
10. Annual Meeting Wed, December 30, 2009



To: Nelson Sharp
From: Jim Riley
CC: TMVOA Board of Directors and Members
Date: 10/15/09
Re: Proposed Charitable Contribution Policy

Proposed Charitable Contribution Policy:

TMVOA and the Town of Mountain Village have further refined their roles in providing funding to the region. As such, TMVOA will be accepting applications from organizations that intend to bring true economic development activity to Mountain Village. The Town of Mountain Village will be accepting applications for what are traditionally considered essential social services.

During the 2010 Grant process, applicants seeking funding for essential social services will be directed to the Town of Mountain Village grant application.

Action Required:

Consider approval of the proposed Charitable Donation Policy.



To: Nelson Sharp
From: Jim Riley
CC: TMVOA Board of Directors and Members
Date: 10/15/09
Re: Proposed Grant Making Policy

TMVOA Mission:

To preserve and promote a vital resort community for its members, with attention to creating a sustainable village with a vibrant economy.

Statement of Purpose for Grant Funding:

To support grant requests for special events and plaza entertainment that provide year round economic vitality, a sense of community, and increased quality of experience for residents and guests.

Evaluation Criteria:

1. The grant awarded event(s) must have a prominent presence within the Town of Mountain Village.
2. The grant awarded event(s) must reflect the high quality image of Mountain Village and contribute to vitality and economic viability.
3. The grant awarded event(s) must have a positive economic impact to the retail, restaurant and lodging sectors of Mountain Village, and add to the overall sense of community.
4. The grant awarded event(s) must provide an opportunity to leverage funding with sponsorships and/or media exposure so as to "stretch" the impact of the TMVOA's grant.
5. The grant awarded event(s) must be proposed for a time of year that supports TMVOA's goal of ensuring an events calendar that will stimulate the local business economy throughout the year.

Measurement:

As in our existing grant application, to ensure evaluation within this policy in each year's review process, each grant application will submit measurable performance data. Measurable performance data includes: (i) spending in Mountain Village, (ii) taxes generated, (iii) impact from direct event spending, and (iv) quantifiable marketing benefits. Each grant investment must be held to a high level of accountability to ensure TMVOA's grants achieve the stated purpose.

Future Plan for Self-Sustaining Events:

Applicants must have a plan that outlines how they will become self-sufficient and wean themselves from TMVOA grant funding over future grant cycles. TMVOA will focus primarily on funding new startup events and/or activities, rather than provide consistent funding for the same events. Funding amounts will decline over time for organizations that consistently apply for TMVOA grant funds.

Action Required:

Consider approval of the proposed Grant Making Policy.



To: Michael Wisniewski
From: Erin Neer
CC: TMVOA Board of Directors and Members
Date: 11/10/08
Re: Proposed Grant Making Policy

TMVOA Mission:

To preserve and promote a vital resort community for its members, with attention to creating a sustainable village with a vibrant economy.

Statement of Purpose for Grant Funding:

To support grant requests for special events and plaza entertainment that provide year round economic vitality, a sense of community, and increased quality of experience for residents and guests.

Evaluation Criteria:

1. The grant awarded event(s) must have a prominent presence within the Town of Mountain Village.
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3. The grant awarded event(s) must have a positive economic impact to the retail, restaurant and lodging sectors of Mountain Village.
4. The grant awarded event(s) must provide an opportunity to leverage funding with sponsorships and/or media exposure so as to "stretch" the impact of the TMVOA's grant.
5. The grant awarded event(s) must be proposed for a time of year that supports TMVOA's goal of ensuring an events calendar that will stimulate the local business economy throughout the year.
6. The grant awarded event(s) must contribute to sense of community.

Measurement:

As in our existing grant application, to ensure evaluation within this policy in each year's review process, each grant application will submit measurable performance data. Such data includes: (i) spending in Mountain Village, (ii) taxes generated, (iii) impact from direct event spending, and (iv) quantifiable marketing benefits. Each grant investment must be held to a high level of accountability to ensure TMVOA's grants achieve the stated purpose.

Action Required:

Consider approval of the proposed Grant Making Policy.