



**MINUTES OF THE ANNUAL MEETING OF
TELLURIDE MOUNTAIN VILLAGE OWNERS ASSOCIATION**

DECEMBER 28, 2016

BOARD MEMBERS PRESENT:	Bill Jensen, Jeff Badger, Pete Mitchell, Robert Stenhammer, Jeff Proteau, Duncan Hogarth and Jim Royer
BOARD MEMBERS ABSENT:	None
STAFF PRESENT:	Anton Benitez, Garrett Brafford, Heidi Stenhammer and Louise LaBranche
STAFF ABSENT:	None
OTHERS PRESENT:	Laila Benitez, Marty McKinley, Rub Felicili, Tim Kunda, Dan Caton, Liz Caton, Dan Jansen, Nigel Cooper, John Hjalmsquist, Katie Cooper, David Raitner, James Wagner, Jonathan Greenspan, Mickey Salloway, Nelson Sharp, Goran Klintmalm, Annette Bobby, Greg Bobby, Michael Kaplan and Pete Hathaway

1. Roll Call and Determination of Quorum

Chairman Jensen called the meeting to order at 4:05 p.m. MST at Mountain Village Town Hall and, after all Board members introduced themselves, announced that a quorum had been established with seven out of seven directors present.

2. Verification of Notice of the 2016 Annual Meeting

Mr. Benitez stated that the official notice of the 2016 Annual Meeting was sent by mail to members of record on November 16, 2016.

3. Approval of the December 2016 Annual Meeting Minutes

Chairman Jensen asked for a **MOTION** to approve the minutes from the December 30, 2015 Annual Meeting. On a **MOTION** by Director Hogarth to approve the December 30, 2015 annual meeting minutes, seconded by Director Proteau, the **MOTION** passed (7-0.)

4. Results of the Election of Directors

Executive Director Benitez reported that this is the third year that TMVOA has used an electronic election process. Josh Freed from Abrams Strategic Group reported that the 2016 Election was the most successful yet. There were only 100 ballots that needed to be mailed of which only 7 were returned to sender. There is a strong fraud detection program to ensure that the election is managed in the most accurate way possible. Mr. Freed stated that there was a total of 2,111.4293 possible votes of which 689.424 total votes were cast or 32%. A quorum was reached in 10 days and there were only a few minor user errors.

The results are as follows:

- Residential, Class A: Tim Kunda with a total of 73.7% of the votes cast.
- Commercial, Class C: Jeffrey Badger (unopposed)

The last unopposed election for any seat had a 34% participation. This election, the unopposed commercial seat election participation went up to 64%. Mr. Benitez congratulated Tim Kunda for being appointed to the Board, Director Badger to being reappointed and thanked Jack Gilbride for participating. Director. Badger welcomed the opportunity to serve another term.

5. State of the Association

Executive Director Benitez and Controller Brafford gave a PowerPoint presentation on the state of the association. The following topics were addressed:

- 2016 Year in Review
- Local Economy
- Financials
- An overview of the 2017 Budget
- Strategic Initiatives for 2017

The PowerPoint presentation is available on the TMVOA website and the entire meeting can be live streamed via the TMVOA website at www.tmvoa.org.

6. Questions and Answers

Mr. Klintmalm of 130 Yellow Brick Road commended the Board for taking the initiative to improve cell service and noted that it's been much improved. He encouraged the Board to keep cell, internet and TV service on its radar, as those services could still use improvements.

Mr. Greenspan of 2 Spring Creek Drive suggested some ideas for future expenditures including a sidewalk from the Chondola down to the stairs which is currently an ice hazard. He noted that area is tubed for solar panels to power a heat melt system. He also suggested an elevator could be installed in the location of the previous phone booth to help the kids get up the stairs. He suggested that more grit be placed on the new surface on the Gondola Plaza. Another idea is to partner with TMV to improve the speaker system in this Town Hall meeting space as people giving speeches are difficult to hear. He also asked that the Board speak to the purchase of Lot 161C-R including the road map, timeline, carrying costs and legal fees.

Director Royer commented that he was not on the Board when the discussions and transaction for Lot 161C-R occurred, however, he investigated it significantly. He understands it to be the last, great, large hotel site which is currently zoned to allow the construction of condos; This would be counterproductive to TMV's comp plan, which envisions the site as a luxury hotel. The Board is currently working on resolving legal issues in order to move forward. It will then need to be properly zoned so that it can be sold to a developer to build a flagship hotel that fits within the vision of the TMV comp plan.

Mr. Greenspan noted that a similar action was taken by the TMVOA Board of Directors with the property upon which the Madeline now sits and everyone was happy with that outcome. He noted that owners don't want to see the Lot 161C-R project drag on over the years with extensive legal costs or a potential down-turn in the economy.

Mr. Salloway, an owner of an employee unit in the Franz Klammer, commended TSG for making Wagner Ski Company part of Mountain Village. Wagner is a viable entity and he noted that anything TSG and/or TMVOA can do to continue to attract merchants of that level would be great for Mountain Village. He asked that the Board continue to work towards increasing parking in Mountain Village.

Ms. Bobby of 131 Tristant inquired about TSG's master development plan. Director Proteau commented that TMVOA members and the public are welcome to make comment on that plan via TSG's website for one more week. This plan is required by the forest service and when one of the projects is selected, a significant environment review is conducted. It's the first time since 1999 that the Ski Area has publicly shared its development plans.

7. **New Business/Other Business**

Director Mitchell gave a brief speech about his time on the TMVOA Board of Directors which can be viewed via Livestream on the TMVOA website. Chairman Jensen thanked Director Mitchell for his service.

8. **Adjournment**

On a **MOTION** by Director Mitchell, seconded by Director Proteau, the meeting adjourned at 5:20 pm MST.