



MINUTES OF THE TELLURIDE MOUNTAIN VILLAGE OWNERS ASSOCIATION

SPECIAL BOARD OF DIRECTORS MEETING

MAY 12, 2016

BOARD MEMBERS PRESENT:	Bill Jensen, Jeff Proteau, Robert Stenhammer (phone), Pete Mitchell, Jim Royer, Duncan Hogarth, and Jeff Badger (phone)
BOARD MEMBERS ABSENT:	None
STAFF PRESENT:	Anton Benitez, Heidi Stenhammer, Garrett Brafford
STAFF ABSENT:	N/A
OTHERS PRESENT:	Stephanie Fanos (TMVOA legal counsel)

1. Call to Order and Determination of Quorum

Chairman Jensen called the meeting to order at 8:35 a.m. MDT and determined that a quorum was present.

2. Review & Approval of the March 1, 2016 Special Board Meeting Minutes

This item was tabled until the next special board meeting because some members present did not have the opportunity to adequately review the March 1, 2016 Special Board of Directors meeting minutes.

3. Executive Session pursuant to CRS Section CRS 38-33.3-308 (3) & (4)

On a **MOTION** by Director Proteau, seconded by Director Mitchell, the meeting went into Executive Session at 8:40 a.m. MDT.

On a **MOTION** by Director Badger, seconded by Director Royer, the meeting came out of Executive Session at 9:50 a.m.

4. New Business / Other Business

Determine Next Date for Regular Board Meeting

The next Board of Directors meeting will be held on Tuesday, June 21, 2016 at 4:00 p.m. at Mountain Village Town Hall.

Member Liaison Position and Contracted Communications Help

Mr. Benitez noted that he has received 19 applications for the Member Liaison position of which a handful of the individuals are local. It was agreed that this should be a full-time employment position with the goal to have the same person in the position for at least three years. Mr. Benitez will set up meetings with the most promising candidates and will include several board members in the process which could take a few months.

In the meantime, Mr. Benitez noted that it is important to start communicating to TMVOA members about the new proposed hospital, the regional transit authority, workforce housing and other strategic planning matters. Mr. Benitez proposed hiring a gentleman by the name of Mark Eddy who has extensive experience with public policy issues and has written for the Denver Post for many years. Chairman Jensen noted that he has worked with Mr. Eddy in the past and has great confidence in his ability to communicate and educate TMVOA members on issues in an un-biased, fact-oriented manner. Contracting with him on a short-term basis would require an allocation of funds by the board out of the general contingency in the 2016 budget, and Mr. Benitez suggested allocating \$75,000 to be used over a period of six months for his services.

On a **MOTION** by Director Royer to allocate up to \$75,000 of contingency funds over six months to contract with Mark Eddy for his communications services, seconded by Director Mitchell, the **MOTION** passed unanimously (7-0).

Workforce Housing

Mr. Brafford reported that he is exploring workforce housing at three TMVOA-owned sites, including Sunshine Valley, Lawson Hill and Timberview; however, he is currently focusing his efforts on the Sunshine Valley property. Mr. Benitez reported that he and Ms. Fanos recently did a site walk at the Sunshine Valley property with 20 people from the homeowner's association to better understand any issues of concern regarding the proposed development. Issues raised were relative to the neighborhood fit and design, parking being located too close to the main access road, and the types of employees that would be living in the development. Currently, there are two other affordable housing developments proposed in this area, which is also adding to their concerns.

Mr. Brafford noted that, in his opinion, there are some issues with the existing plans. The cost per square foot is too high to make an affordable housing project work and the design does not conform to the neighborhood. Director Proteau noted that a guaranteed maximum cost to build needs to be written in the agreement, if possible, regardless of which contractor is selected.

Mr. Brafford stated that next steps will include continuing to get other options on the architectural plans, determining master tenant financial implications, submitting an insubstantial plat amendment and condo map amendment to the County, and revising the timeline to reflect these changes. A

member communication will need to be issued in the near future to explain the key points of the project.

Chairman Jensen noted that TMVOA needs to be the driving force behind this project. There exists a large market of small investors willing to take 7 or 8 percent on their return from an established project based on cash flows.

Director Proteau noted, on another subject, that TMVOA owns the parking area on Lot 161-CR and should take charge of that area as the parking situation can get out of control.

Adjournment

On a **MOTION** by Director Badger, seconded by Director Mitchell, the meeting adjourned at 10:30 am MDT.