

# *100 East Main Street Condominium Association, Inc.*

## **RECORD OF PROCEEDINGS**

A Meeting of the Owners of the 100 East Main Street Condominium Association, Inc. was held on Thursday, December 12, 2019 at Pitkin County Library, 120 North Main, Mezzanine Level, Aspen, CO 81611.

**ITEM NO. 1:** Determine Quorum – Call to Order –

Dir. Phipps called to meeting to order at 2:48PM and quorum of Owners was declared present.

**Owners Present Included:** Dr. John Miller, Vice President, Tiffany Phipps, Secretary/Treasurer (via conference call.) Paula Kadison (Unit 2) via conference call

**Others Present:** Ben Wolff and Mike Duffy of Frias Properties, Jerome Simecek, Pam Brigham, Troy Forbes and Val Loughman of The Romero Group.

**ITEM NO. 2: Approval of Minutes – Board of Directors Meeting November 28, 2018**

*Dir. Miller made a Motion to approve the Meeting Minutes from November 28, 2018; seconded by Dir.*

*Paige.*

*The Motion passed unanimously by voice vote.*

**ITEM NO. 3:** Financials: No Discussion – 2020 Budget will be prepared by Frias Properties. It was determined at the Board of Directors meeting, 1<sup>st</sup> Quarter Association assessments will be sent based on 2019 budgeted amounts.

**ITEM NO 4: Board Terms – Election of 1 Board Member to a 3 Year Term:** Term length of the board were discussed, Dir. Miller, self-nominated himself and will remain on the board by acclamation, his term will be for 3years, expiring in December 2022.

**ITEM NO 5: Old Business: No Discussion**

**ITEM No. 6: New Business:** Dir. Phipps stated the 2 vacant units the owner will be moving forward to make improvements. It was mentioned that the associations legal counsel, Paul Taddune, will would able to the change the Associations allocations.

Mr. Wolff and Mr. Duffy stated they will be available officially on January 1, 2020 taking over the Association management.

**ITEM NO. 7: Adjournment:**

*Dir. Miller made a Motion to adjourn the meeting at 2:54PM: seconded by Dir. Phipps.*

*The Motion passed unanimously by voice vote.*

The foregoing minutes constitute a true and correct copy of the above referred meeting and the Executive Board of the 100 East Main Street Condominium Association approved said minutes on the date below.

\_\_\_\_\_  
Date of Approval

By \_\_\_\_\_  
Jerome Simecek  
Association Manager