

**CRESTED BUTTE MEADOWS COMPANY
ANNUAL HOMEOWNERS' ASSOCIATION MEETING
TUESDAY, SEPTEMBER 29, 2015 – 3:00 P.M.
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Rob Harper, of Toad Property Management, Inc., Manager of the Association, called the meeting to order at 3:07 p.m. Rob confirmed that notice of meeting had been mailed on September 4, 2015.

Roll Call/Establish Quorum

Members Present in Person:

Larry & Karen Dunn	Lots 14, 15 and 17
Eric & Ruth Roemer	Lot 16
Mike Truly	Lot 5
Mike and Crystal Brown	Lot 12
Liberty Godshall	Lots 7, 8, 9
Robert and Nancy Good	Lot 11
Gary and Melissa Gates	Lot 3

Manager Present in Person:

Rob Harper	Toad Property Management, Inc.
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Proxy to Eric Roemer:

Richard Pimentel	Lot 1
Bob McNamara	Lot 10
Chris Riopelle	Lot 13

Proxy to Larry Dunn:

Jane Rossiwall	Lot 4
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Rob Harper said with 15 Lots (88%) represented at the meeting there was a quorum.

Reading and approval of 09/28/14 minutes

Mike Brown made a motion to approve the September 28, 2014 minutes as distributed. Eric Roemer seconded the motion and it was unanimously approved.

Eric asked about the Meadows website. Rob explained that there had been some trouble with the management of the site and that all of the information could currently be found on the Toadpropertymanagement.com website. Rob said that he was working to get control of the site and that he would make sure that the Toad website was up to date in the meantime.

Reports

Rob Harper explained that he had purchased Toad from Gordon and Angela in April 2015. He said that the transition has been very smooth thus far and that he has retained the majority of the staff which includes 14 employees. He said that he has added Matt Schroeder to take over outside operations management and Abby Loken will manage all accounting for Toad. Rob said that he grew up in the Gunnison valley and was very familiar with the area. Rob said that Property Managers in Colorado now must be licensed and that he has acquired this license in addition to holding a Real Estate license. He said Toad currently manages 32 Home-Owner Associations and 6 commercial buildings in addition to several vacation rental properties.

Ratification of 2015 Budget

Eric discussed how he would not like to see the road maintenance account on this budget. He said we should have a separate budget for the road maintenance. Rob said that he would create a new budget with only the road maintenance budget and send it out this year.

There was a discussion about maintaining the fence. Eric said that they were no longer running cows on the Forest Service land and that Trampe has taken care of the fence on his side for years. Dale Thomas had been maintaining much of the fence as well and it was noted that he was killed in a bike accident this summer. It was decided that there would be an evaluation of the fence done next spring and that the Board would make a decision. Rob said that the gate was broken by a contractor this spring and that it had been repaired. It was decided that the gate would be open for the winter season beginning after Thanksgiving.

Election of Managers

After a short discussion it was agreed that the following Board positions will be in place:

<u>Manager</u>	<u>Title</u>	<u>Expiration</u>
Larry Dunn	Secretary	2016
Michelle Truly	Treasurer	2017
Eric Roemer	President	2018
Mike Brown	Vice President	2018

Mike Truly made a motion to elect Mike Brown to the Board of Managers which was seconded by Eric Roemer and unanimously approved.

Nancy Good made a motion to elect Eric Roemer for another term on the Board of Managers which was seconded by Mike Truly and unanimously approved.

New Business

Mike Brown explained that he and Michelle Truly had been working on a plan with the Highlands and The Ridge for the maintenance of the road. He said that the Meadows had hired Jim Kint who was with Gunnison County for 37 years to help with an evaluation. He also watched the spring grading. He assembled a minimum list of maintenance items that need to be done. Mike said that he then contacted 8 contractors to bid on the work of which 3 ultimately bid on the project. Mike summarized all of the bids and information with regard to percentages for each of the JMA subdivisions. He explained that the proposal includes several new culverts and adding gravel to many sections of the road. He also said that several drainage 'bumps' where the driveways enter the road would be added that would divert the water and protect the roadway. The proposal also included mag-chloride which he discovered not everyone wants to see.

Mike spoke to 2 weed control contractors for estimates to take care of the weeds near the road. It was noted that many people do not like the idea of spraying herbicides to control weeds. Rob said that he was working with other subdivisions to find alternative methods. There is a product called Milestone that is used by the scientists at RMBL. It was agreed that Toad will provide a proposal for the 2016 weeds. Mike noted that the weeds will typically show up when trucks bring gravel for the road and that this should be anticipated with the road improvements. Larry reiterated that the culverts are the responsibility of the individual owners. Eric said that it is important to mark all of the culverts with the snow poles, Rob said that they will take care of this soon.

Mike said that Lacy had the low bid for the project and that JCI had several errors that were corrected. Mike also added a 30% contingency to the proposal to account for anything unexpected.

It was agreed that there would be no grading work done this fall and to save funds for the spring work.

There was a brief discussion about how to proceed. Mike summarized the options included in the proposal for the Meadows section of the road:

- Repair the area at the gate for proper drainage
- Re-establish all of the ditches using new and existing gravel
- Clean culverts
- 600 tons of gravel
- Create diversions at the driveways
- Apply Mag-Chloride
- Grading
- Quality control

Eric made a motion to authorize the Board of Managers to enter into a contract with Lacy Construction to complete the improvements proposed and outlined by Mike Brown of approximately \$30,000. This will be paid out of the existing Association accounts. This motion was seconded by Nancy Good. There was then a discussion about whether or not the Mag-Chloride is included and it was agreed that it would be decided at a later time. All were in favor and the motion passes.

Eric made a motion that if the other 2 subdivisions were to agree to the additional proposed road improvements that the Meadows would implement a special assessment that would fulfill the percentage required by the JMA which would be up to \$2,500 per Meadows lot. This was seconded by Mike and passed unanimously by everyone present.

There was a brief discussion regarding snow removal. It was agreed that Rob would determine when to plow based on 6" minimum depth.

Eric said that the dues would be increased by the CPI as has been done in the past beginning in 2016.

Rob Harper said that the State requires new policies and procedures. He explained that these policies will not significantly change the way that the

Association operates but that they need to be adopted so that there is consistency in dealing with all matters. These policies are standard and will be signed by the President of the Association to be enacted.

It was agreed that Toad would install a 'Private Road, No Trespassing' sign at the entrance gate.

The meeting adjourned at 5:25 p.m.

Prepared by Rob Harper
Toad Property Management, Inc., Manager

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