

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
TUESDAY, OCTOBER 6, 2020 – 5:00 P.M.
VIA ZOOM**

Those present:

Andrea Ouimet
Rebecca Vehik
Michelle Gerber
Ashley Sibold
Scottie Ewing
Scott Kelley, Toad Property Management

Proxy to Michelle Gerber:

Steve Rosati

Scott called the meeting to order at 5:05 pm. Scott said notice of the meeting was mailed to all owners on September 16, 2020.

Scott said SealCo had performed some work on the driveway and discussions were ongoing with Crest House regarding long term maintenance of the driveway and parking areas.

Scott said snow removal was close to Budget.

Andrea said very little landscaping had been performed during the Summer and some owners had done watering and grass cutting as necessary. It was generally agreed additional landscaping work was not necessary at this time but it would be necessary to have a landscaping plan after the construction work was completed.

Scott said the draft 2021 Budget circulated prior to the meeting included a dues increase. Scott explained the proposed increase was approximately \$40 per quarter. As there had been a dues increase in 2020 and a quarterly special assessment for future maintenance it was agreed to leave dues at the current level and adjust the Budget accordingly.

It was agreed Andrea would continue on the Board for an additional three year term.

Scott said three estimates had been received for replacing the siding ranging from a ball park figure of \$545,000 to \$704,000. Scott said the estimates came from local contractors Joe Armour and Pinnacle and ASR from Denver. Scott said the ASR estimate, at \$637,000, included siding, decks and windows. Scott said he would contact the Bank regarding construction loans and report back to the Board.

Scottie said he had previously paid lower dues as he was responsible for the exterior of his building but he was paying the special assessment for the remodel and would also like the parking area next to the unit to be paved. Andrea said the tenants had not been

watering the new trees planted by his unit. Scottie said he had been unable to get somebody to make some essential siding repairs and Scott agreed to have Toad make the siding repairs. Scottie said the deck boards required immediate replacement at his unit and he was considering using Trex, or a similar product, and not installing railings at this time.

Scott agreed to set up a meeting with ASR on-site to go over the proposal and obtain suggestions for materials. Units had different numbers and sizes of windows and it was agreed it would be necessary to discuss how those costs would be divided, all units paying the same or calculate a price for each unit based on the number of windows. Scott said the current estimates did not include Scottie's unit.

It was agreed the next annual meeting would be held on October 5, 2021 at 5 pm. The Board would continue to discuss the process for a major remodel, meet with a representative of ASR, review terms of a bank loan and once the information was available a meeting with all owners would be set up to discuss the project.

Andrea made a motion to adjourn the meeting at 5:50 pm. Michelle seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management