

**MINUTES**

**ELK RIDGE II CONDOMINIUM ASSOCIATION**

**ANNUAL HOMEOWNERS MEETING**

**318 ELK AVENUE SUITE 24**

**CRESTED BUTTE, COLORADO 81224**

**THURSDAY OCTOBER 20 2016 5:00 PM MDT**

**In Attendance In Person:**

Michelle Gerber  
Andrea Ouimet  
Anna Cobb  
Rob Harper, Toad Property Management, Inc

**In Attendance By Telephone:**

Suzette Gainous

**In Attendance By Proxy (Held By)**

Lorna Serber (Andrea Ouimet)

Rob Harper called the meeting to order at 5:09 pm. Andrea made a motion to approve the minutes of the meeting held on 10/20/15, Michelle seconded, all in favor, minutes approved.

**Manager's Report:** A mold issue at Anna Cobb's house was not significant enough for Insurance to get involved. Toad handled the clean-up. The retaining wall is a work in progress. \$4182 spent so far – railroad ties & labor - for the wall and the steps. Any further renovations would be done next spring. Rob will strive for expeditious snow removal this year. Suzette is concerned about the amount of firewood stacked up against Unit #6. The non-running jeep was finally removed. The trash container isn't bear-proof unless it's stays locked.

**Financial Report/Budget:** Total assets sit at \$28,000 including outstanding A/R. Discussion about past due accounts. Operating costs all remain on or just under budget. All fireplaces were inspected, 2 were cleaned; Toad has the report. Andrea made a motion to approve the 2017 Budget, Michelle seconded, all in favor, Budget approved.

**New Business:** It was decided to install the (one) metal railing est. cost \$500. Landscaping & flowers next spring. Staining discussions to continue next year.

Meeting adjourned at 6:06 pm

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Rob Harper, Toad Property Management, Inc