

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, MAY 11, 2016 – 4:00 P.M.
318 ELK AVENUE
CRESTED BUTTE, CO 81224**

Rob Harper, Manager, called the meeting to order at 4:05 p.m.

Those present:

Andrea Ouimet
Michelle Gerber
Suzette Gainous
Rob Harper, Toad Property Management, Inc.

Rob explained the purpose of this meeting was to discuss options regarding short-term rentals and VRBO rentals in Elk Ridge. Rob explained that the Association has limited options because the covenants do not specifically prohibit rentals of any kind. Rob spoke with the Associations attorney, David Leinsdorf, who agreed and said that an effort to change the covenants to limit or prohibit any rentals would be very expensive and time-consuming. All present discussed the issue at length and agreed that the change would not benefit the Association and therefore would be tabled indefinitely.

There was a brief discussion regarding the retaining wall at the west side of the entrance that has been in need of repair for many years. Michelle made a motion to have Toad repair and rebuild this wall to add stability and make the entrance look nicer with a walkway and possibly planter areas for flowers. This was seconded by Andrea and approved unanimously.

Andrea has been maintaining and weed-eating the common areas for many years and would like to have Toad start doing this service. It was agreed that this would be done starting this week.

The meeting adjourned at 4:40 p.m.

Prepared by Rob Harper
Toad Property Management, Inc.