

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
WEDNESDAY, OCTOBER 23, 2013 – 5:00 P.M.  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Angela Reeves, Manager, called the meeting to order at 5:06 p.m.

Those present:

Andrea Ouimet  
Michelle Gerber  
Suzette Gainous  
Anna Cobb  
Lorna Serber (by phone)  
Gordon & Angela Reeves, Toad Property Management, Inc. (Manager)

Angela Reeves confirmed notice of the meeting had been mailed to all owners on September 16, 2013. Angela said no proxies had been received. Angela said prior to the meeting a draft 2014 budget had been circulated together with minutes from the November 12, 2012 meeting. Andrea made a motion to approve the November 12, 2012 minutes as distributed. Michelle seconded the motion and it was unanimously approved.

Angela Reeves explained it had been a big and expensive year for weed removal as the higher than average rainfall during July, August and September had produced multiple crops of weeds. She said weeds had been pulled and removed several times during the season and wildflower seed had been spread along the bank in September. Angela said yellow jackets had also been a problem and Mountain Pest Control had confirmed there were no nests at Elk Ridge II but the yellow jackets were attracted to the aspen trees. Mountain Pest Control could not do anything to eliminate the problem and said it would solve itself when temperatures dropped.

Angela Reeves said a significant amount of trash had been left by the dumpster and the recycling bins were taking up a lot of space and the smell was attracting animals. Andrea Ouimet said she had noticed the same and some of the trash was from a Crest House unit, some from two units at Elk Ridge II and some from people not connected with either building. Andrea said she had started to tidy up the recycling bins and organize the recycling and would continue to do it as people became educated about recycling. After discussion it was agreed a magnetic sign would be placed on the dumpster stating the dumpster was just for Crest House and Elk Ridge II use. If the problem continued combination locks would be considered in the future.

Angela Reeves said Crest House had introduced designated parking spaces for their building and marked their parking spaces. Angela said several complaints had been received about lack of parking spaces at Elk Ridge II. After a long discussion it was agreed two parking permits would be made available to each unit prior to the start of

winter. Owners and tenants would be advised there would be no guest parking and the two vehicles per unit would be strictly enforced. At the end of the winter the Board will discuss designated parking spaces for each unit and have lines painted on the parking lot to encourage neater parking and parking within the designated parking spaces.

Lorna Serber said her tenant was complaining about unsightly items stored outside of Unit 6. Angela Reeves said the owner had been contacted and some effort had been made to tidy up the area. However, two snowmobiles and various items were still stored around the unit. Angela said she would contact the owner and tenant again.

Lorna Serber said her tenant had expressed concern about the street light next to Crest House not working. Angela said complaints had been received in the past from Crest House as the light was shining directly into their units. After discussion it was generally agreed solar lights or headlamps were preferred.

Andrea Ouimet said the chipmunks were once again a problem around the building and Angela agreed to contact Davidson Wildlife Services regarding the removal of the chipmunks.

Angela Reeves said landscaping was the only line item over budget and the 2014 draft budget kept dues at the same level and closely followed the 2013 expenses. Angela said there was presently \$13,138 in the association bank accounts. The draft 2014 budget was unanimously approved.

Angela Reeves said no board elections were scheduled for this year.

After discussion it was agreed the 2014 annual meeting would be held in September.

The meeting adjourned at 6:00 p.m.

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Prepared by Angela H. Reeves  
Toad Property Management, Inc.