

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
MONDAY, AUGUST 5, 2013 – 10:00 A.M.  
TOAD PROPERTY MANAGEMENT OFFICE  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Angela Reeves, called the meeting to order at 10:15 a.m.

Those present:

Richard and Cathy Price, Unit 1  
Sue Samuelson, Unit 2  
Matt Reed, Unit 4  
Carl & Barb Zander, Under Contract to purchase Unit 3  
Gordon & Angela Reeves, Toad Property Management, Inc. (Manager)

Richard Price introduced Gordon and Angela Reeves of Toad Property Management and explained the association had entered into a one year Management Agreement with Toad. Richard said he had met with Gordon at the property and they had identified landscaping work and items around the buildings which required attention.

After discussion the following appointments were unanimously approved:

President	Richard Price
Vice President	Matt Reed
Secretary	Sue Samuelson
Treasurer	Carl Zander

Richard said Alpine Getaways had submitted an invoice for the month of June and back up information on landscaping charges had been requested. Payment of the invoice was approved subject to the satisfactory receipt of information on the landscaping charges.

Richard said Gordon had researched solar motion sensor lights for the building. After discussion it was unanimously agreed one solar powered motion activated LED Wedge Light would be ordered and mounted on a post at the bottom of the metal stairs as a test prior to ordering more.

Angela agreed to obtain a quote from HVM Security for a master key system for all units.

Angela said the insurance policy had been switched from Allied Insurance to Colorado Casualty. She said coverage was the same but the Colorado Casualty policy was \$1,000 less per year.

Matt Reed said the metal stairs had probably been hit by a snowplow and the original bolts had been sheared off. Gordon Reeves agreed to inspect the metal stairs and report back with options. Gordon Reeves said Toad had three skidsteers and completed snow removal in the area. Gordon explained a skidsteer would take longer to clear the snow from Hawk's Nest but the hourly rate for the machine would be less and as it was smaller it was less likely than the snow plow to cause damage.

Richard said some doors had been replaced and others required attention. Richard said porches also required staining and it was agreed to research what product and color had been used to stain the exterior of the building.

Richard said parts of the driveway and sidewalk were cracking or pitted. After a discussion it was agreed seal coating of the driveway would not be scheduled for this year.

Richard said the current irrigation system was a series of hoses with some running across the driveway. Richard explained this problem could be addressed by outside faucets being installed on each end of the building. It was agreed this would be completed in Spring 2014.

Richard said Toad Property Management had completed some extensive weeding and put mulch on the beds. Matt said his mother-in-law would be available and very well qualified to give advice and design a landscaping plan.

After a short discussion it was unanimously agreed Matt Reed would be added to the signature card for the association's bank account. It was also agreed dues would remain at \$500 per unit, per month and by October 2013 a budget would be prepared for the following year.

The meeting adjourned at 11:55 a.m.

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