

**MINUTES**  
**HAWK'S NEST TOWNHOMES**  
**ANNUAL HOMEOWNERS MEETING**  
**TOAD PROPERTY MANAGEMENT OFFICE**  
**318 ELK AVENUE SUITE 24**  
**CRESTED BUTTE, COLORADO 81224**  
**TUESDAY AUGUST 2 2016, 10 AM MDT**

In Attendance:

Shane Wharton (by telephone)

Barb & Carl Zander

Matt Reed

Cathy & Richard Price

Rob Harper, Toad Property Management, Inc

Rob called the meeting to order at 10:04 am. Proof of Meeting notice was sent June 22 2016. All owners in attendance constituting a quorum.

**Minutes Approval:** Comments made – the snow-poles can be moved to Richard's house. Timberline Mechanical annual inspection, paid for by the HOA, to be done in the fall. Staining plan is to do both the west and the east side facing boards, the window frames on the west side, and whatever the bucket truck can get to on the south side. Then, see where the budget stands. Balcony decks, balcony railings, front & back doors are taken care of by the owner. Richard will keep a supply of the stain on hand for the HOA. Richard made a motion to approve the minutes of the last meeting, Matt seconded, all in favor, motion approved.

**Manager's Report:** After the first big snow-storm in December, it was discovered that the long-used company by Gordon & Angela contracted for roof shoveling was not insured. It was a scramble to get replacement roof shovelers, increasing the cost slightly. The coming winters' snow removal budget numbers will reflect the professionalism of Pete; Pete knows the cedar roof, the ice dam issues. Rob will negotiate with Pete to try to keep the hourly rate at \$40.

**2017 Budget:** The dues are to increase by \$25. Grounds/Maintenance will go up a little. \$5088/yearly insurance policies premiums. Discussion about insurance companies, resort towns, older buildings, coverage. Replacement cost for the building (2.472 million) sounds low to all. Shane will research some insurance changes as a possible money saver. Discussion about reserves, good to have about 10% set aside. Matt makes a motion to approve the Budget as drafted including the \$25 increase. Barb seconds, all in favor, motion passes.

**Election:** Richard made a motion for the following to make up the Board: President – Carl Zander, Vice President – Matt Reed, Secretary – Richard Price, Treasurer – Shane Wharton. Shane seconds, all in favor, motion passes.

**Old Business:** Address did get changed to Hunter Hill. Sign upgrade is wanted, discussion on how it should look. Rob will check into what could be done for \$200. The master keys all in order. Timberline will do the boiler check.

**New Business:** Discussion about the cost of the staining, could possibly be done in one day. Discussion about landscaping, having a work-day (raking, trimming) in the next few weeks, plants will be less expensive in the fall. Because guests park their bikes under the stairwell, the flower bed gets trampled, consider moving/adding flower beds. Matt makes a motion to adjourn, Richard seconds, all in favor, meeting adjourned at 10:49 am.

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Prepared By Rob Harper

Toad Property Management, Inc.