

**Prospect Homestead Owners' Association**  
**Board Meeting Minutes**  
**Thursday, January 19, 2017- 5:30 PM**  
**Mt. Crested Butte Town Hall**  
**Mt. Crested Butte, CO 81225**

**5:30 PM- Call to Order**

-Matt Feier called the meeting to order.

**Roll Call/ Establish Quorum**

-Matt Gutter

**Board Attendance**

- Matt Gutter, Matt Feier, Todd Carole, Derek Vincent

**Homeowner Attendance**

-Rob Bowen, Michelle Preston, Dawn Passant

**Reading and approval of past minutes**

-Approval of Minutes from 2016 board meeting, Matt Feier motions and Todd Carole seconds.  
All Approve

**Report from Property Manager**

Matt Gutter – All is good at the property Based on expectations of the homeowners and annually increasing costs are requiring dues increase.

**Financial Report and Ratification of the 2017 Budget**

Matt Feier approves and Todd Carole seconds, attending homeowners also approved

**Election of Board of Directors**

Todd Carole's position on the board has two years left for his term. Matt Feier's position is up for election and will run again. Sarah Smith stepped down from her position with Jeff Banford taking over with unanimous board approval.

**Old Business- Matt Gutter**

Exterior Painting- random cables need to be re-attached to Rob and Jeff's building.  
Roof Shoveling- make sure gas meters are dug out  
Update on Delinquent Dues and Notices sent  
Rob Bowen's Amendment to Title- Rob's lawyer needs a copy of HOA exterior documents

**New Business- Todd Carole and Matt Gutter**

New Duplex Completion and Irrigation- repair to main line  
Parking- no issues raised  
New Board Members- Matt Feier and Jeff Banford  
Increased Adherence to 2014 Dues Collection Policy  
Access to Monthly Expenses- Upon homeowner request  
Gas Meter Responsibility- homeowner responsible with assistance of property manager  
Projects for the year

Staining vertical and horizontal siding on 101/103/105 Perry Creek triplex

Staining 122/124 and 123/125 decks

Repairing concrete cracks where necessary

Property Management

- Future landscaping, homeowners must use native species

-Solar Policy will be sent out and the board requests homeowner maintenance records for solar panels.

**Call for Adjournment- 6:46 PM**

Matt Feier motions to adjourn and Todd Carole approves.