

CEDAR WOOD CONDOMINIUMS
ANNUAL HOMEOWNERS MEETING
MONDAY SEPTEMBER 12 2016 4:00 PM
318 ELK AVENUE SUITE 24
CRESTED BUTTE, COLORADO 81224

Present: Rob Boyle
Sami Corn
Dory & Brian Dannettell
Elliot Stern (by telephone)
Rob Harper, Toad Property Management, Inc

Rob Harper called the meeting to order at 4:06 pm, confirming a quorum. Rob Boyle makes a motion to approve the minutes of the meeting held September 24 2015, Elliot Stern seconds, all in favor, motion approved.

Manager's Report/Financial Report: Rob Harper states the financials are stable; \$7000+ cash balance vs. \$5500 in 2015. Discussion about possible expenses, staining the exterior (every four years), plumbing/sewer. It was agreed to stain the outside, paint green trim in 2017, Rob Boyle will contact Purple Peak.

Budget: The Property Management fee will increase by \$36. Snow removal dollars will remain the same, all other categories to remain the same. Discussion about the Town of Crested Butte/Toad Property Management using Cedar Wood as snow storage. It was agreed to have Toad move built-up snow in the spring to prevent any possible melt/run-off from entering the crawl space. Summer landscaping – respect the new planting (Sami), confirm which grass to be mowed (Elliot). Rob made a motion to approve the 2017 budget, Elliot seconded, all in favor, budget approved.

Election of Officers: Elliot makes a motion to keep the Board in place, Rob seconds, all in favor, motion approved.

Rob Boyle, President
Elliot Stern, Vice President
Sami Corn, Secretary
Dory Dannettell, Treasurer

New Business: Rob Boyle happy to have Toad handling administrative duties, all agreed the grounds look great, stay status quo.

Rob Boyle makes a motion to adjourn, Dory seconds, all in favor, meeting adjourned at 4:26pm

Rob Harper, Toad Property Management, Inc