

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
THURSDAY, OCTOBER 3, 2013**

The meeting was called to order by Angela Reeves at 318 Elk Avenue, Suite 24 at 3:05 p.m. Angela said notice of the meeting had been mailed on August 21, 2013.

The following people were present:

Michael Klein	Unit B
Pat Del Tredici	Unit G
Martin Catmur	Unit H
Angela Reeves, Toad Property Management, Inc.	

Angela said Phil and Lisa Stranahan of Unit A had given their proxy to Michael Klein and Chris and Heather Woodward of Unit C had given their proxy to Martin Catmur. Angela said with five units represented at the meeting there was a quorum.

Martin made a motion to approve the November 27, 2012 minutes as distributed. Pat seconded the motion and it was unanimously approved.

Angela said quotes had been received from SealCo for \$4,900 and a Montrose Company for \$1,986 for work on the driveway. Unfortunately, the Montrose Company would not come in to do the work until they had several other contracts lined up. Angela explained she was waiting for a Salida company to come into town to do some work and give a quote for Meadow Vista but that company had been delayed on other contracts due to the wet weather. After discussion Martin and Michael volunteered to purchase materials to fill the cracks and the association would reimburse them for the materials.

Angela said insurance was once again with Farmers Insurance with an annual saving of nearly \$1,700.

Angela said two units had experienced a frozen sewer line during the winter and Al's Backhoe had cleared the line. Michael said he had obtained a map of the sewer pipes for Units A – C and he would obtain a copy from Crested Butte South Metro District for the second building. Michael explained at Unit B the problem had been solved by installing a backflow valve as the sewer pipe design used a Y junction and sewer could flow between the units. Michael said it was an inexpensive fix if the second building had the same sewer pipe design.

Pat said she had stained her steps at Unit G as ice and snow had caused some damage. Michael said he understood it was difficult to remove ice but asked if the guys could use a little more caution when removing ice and snow from the steps.

Michael said motorcycles were still going through Meadow Vista property as a short cut but said there was less traffic than previous years.

Martin asked about spraying thistles in the naturalized areas to the south of the property. It was agreed the spraying would be done in 2014. Martin asked if the grass growing in the rocks at the east end of the property could be removed. Angela said Carissa was at Meadow Vista and had started to cut back and would attend to the rock area.

Prior to the meeting Angela had distributed a draft 2014 Budget which kept dues at the same level. She said the reduction in the cost of insurance had occurred after the draft budget was mailed and the association would have an additional \$1,700 available. Michael made a motion to approve the draft 2014 Budget. Pat seconded the motion and it was unanimously approved.

No other names had been put forward for the Executive Board and Martin agreed to continue on the board for an additional three year term.

The meeting adjourned at 3:45 p.m.

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