

**TREASURY POINT TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JULY 10, 2018
QUEEN OF ALL SAINTS MEETING ROOM, CRESTED BUTTE**

Rob Harper called the meeting to order at 10:02 a.m. Rob confirmed notice of meeting was mailed to all owners on May 30, 2018 and said the following units were represented at the meeting:

Unit #1	5.3984%	Peggy Langewisch	Present
Unit #2	5.3984%	Thomas Houck	Present by Phone
Unit #3	7.4208%	Gene and Debby Harrell	Present
Unit #4	7.4208%	Maria Martin	Proxy to Peggy Langewisch
Unit #5	7.4208%	David Rosenfield	Absent
Unit #6	7.4208%	Michael Loftus	Absent
Unit #7	5.8127%	Dave and Carole Ebner	Present
Unit #8	7.5282%	Charlie Berger	Present by Phone
Unit #9	7.8014%	Sheila Revell	Present
Unit #10	5.8710%	Denny Myers	Present
Unit #11	5.8710%	Dan Glisky	Absent
Unit #12	5.8710%	Alex and Karen LoRusso	Proxy to Peggy Langewisch
Unit #13	5.8157%	Tom Roll and Dawn Kairns	Present
Unit #14	7.5282%	Tom Kievit	Absent
Unit #15	7.4208%	Sheila Siemion	Proxy to Tom Roll
		Rob Harper	Toad Property Management
		Jim Ruthven	Toad Property Management

Carol Ebner made a motion to approve the July 11, 2017 minutes as distributed. Sheila Revell seconded the motion and it was unanimously approved.

Peggy Langewisch said operating expenses would be slightly under budget at the end of the financial year mainly due to the light snow year. Peggy explained the capital expenses would be slightly over budget due to additional costs involved in the installation of water bugs.

Tom Roll said the annual budget was a best estimate of expenses as so many of the expenses were out of the association's control such as the amount of snow, the costs of utilities and insurance. Rob explained the Board had worked hard to draft a Budget and anticipate any increasing expenses.

Rob Harper explained the grass had been removed by the concrete driveways and would be replaced with concrete pavers once the irrigation had been moved from those areas. Rob said the grass had been the topic of ongoing discussions over the years as each year sod had to be placed in the damaged areas and the following winter the grass was once again damaged and replaced. Rob explained Mt. Crested Butte Water and Sanitation had introduced strong watering restrictions and new sod would not survive with the current

program of watering just two days a week. Rob said the final design had not been determined and work would be completed once the irrigation was moved.

Rob Harper explained maintenance would be continued on the balcony railings as soon as possible and Diamond Blue would be repairing or replacing the heater on the hot tub. Rob said the work on the low retaining wall at the front of the building was holding up well and Peggy said a small gap was beginning to open up. Rob explained \$750 had been spent on tree trimming.

Rob said there had been multiple alerts from the water bugs and Rob explained there had been 31 days of alerts since the installation of the water bugs in the Fall. Rob said the water bugs were very sensitive and three dishwasher leaks and one fridge leak had been found quickly and before any damage had occurred. Rob explained the other events were usually caused by occupants splashing water from tubs, sinks or faucets and setting the alarms off. Overall it was agreed the installation of the water bugs had been a success.

Rob introduced Jim Ruthven and Jim explained the annual operating expenses and said despite some items being over budget the association was finishing the year very close to Budget. Rob explained the capital expenses during the year and said there had been some large unanticipated expenses.

Carol Ebner said the grass at the front was not doing well and Peggy said lack of moisture was causing a problem to all grass areas. It was suggested wildflower mix be added at the front instead of mowing the grass. It was agreed Alpengardner or a professional landscaper would be asked to make suggestions for the area from the driveway to the road. Sheila Revell asked that the small Aspens be removed and Carol reminded owners that wildflowers would take several years to become established.

Carol made a motion to contact landscaping professionals to obtain a plan and an estimate for the area between the driveway and the road. Sheila Revell seconded the motion and it was unanimously approved. After discussion Peggy made a motion to add 4 to 6 inch of cobbles and move irrigation at the damaged corners by the driveway. Only areas currently damaged would be changed and it would be reviewed again in the future. Tom seconded the motion and it was unanimously approved.

Tom said the Capital Budget might need adjusting for the landscaping changes and the Board would review. Tom made a motion to accept the Budget with the understanding that additional Capital expenses would be necessary to fund any changes to the current landscaping. Carol Ebner seconded the motion and it was unanimously approved.

After discussion Sheila Revell made a motion to reappoint Tom Roll to the Board for an additional three year term. Gene Harrell seconded the motion and it was unanimously approved.

Rob said Dragon Sheet Metal would clean the dryer vents as they had not been cleaned for several years.

Denny asked for permission to install an invisible dog fence and it was agreed the Board would discuss the request.

Rob confirmed only owners could have dogs at a unit and it was agreed it was difficult to enforce and Dawn Kairns asked if guests of an owner could bring a dog to the unit when the owner was there. After discussion it was agreed guests of an owner could have a dog at the unit if an owner was also at the unit. Peggy said the Board would review the current dog rule and adjust the wording.

It was agreed owners needed to be proactive in preventing renters from bringing dogs to their unit and the association had the ability to fine owners and Rob said there was a specific process in place which was detailed on the website.

As there was no additional business Denny made the motion to adjourn the meeting at 11:17 am. Peggy seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Inc.