

**TREASURY POINT TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JULY 22, 2015
CHATEAUX CONDOMINIUMS CLUBHOUSE, MT. CRESTED BUTTE**

Peggy Langewisch called the meeting to order at 10:07 a.m. Rob confirmed notice of meeting was mailed to all owners on June 22, 2015 and said the following units were represented at the meeting:

Unit #1	5.3984%	Peggy Langewisch	Present
Unit #2	5.3984%	Ken Caratelli	Absent
Unit #3	7.4208%	Gene and Debby Harrell	Present
Unit #4	7.4208%	Shirley Levin	Absent
Unit #5	7.4208%	David Rosenfield	Proxy to Carole Ebner
Unit #6	7.4208%	Jeff Layman	Absent
Unit #7	5.8127%	Dave and Carole Ebner	Present and Carole by phone
Unit #8	7.5282%	Mike Hall	Absent
Unit #9	7.8014%	Walter & Sheila Revell	Present
Unit #10	5.8710%	Denny Myers	Present
Unit #11	5.8710%	Todd & Connie Mongan	Present
Unit #12	5.8710%	Alexander LoRusso	Proxy to Connie Mongan
Unit #13	5.8157%	Dawn and Tom Kairns	Present
Unit #14	7.5282%	Tom & Kyle Kievit	Proxy to Mike Hall
Unit #15	7.4208%	Jim Akers	Present by conference call
		Rob Harper	Manager
		Gordon and Angela Reeves	Former Managers

Sheila Revell made a motion to approve the July 22, 2014 minutes as distributed. Tod Mongan seconded the motion and it was unanimously approved.

Rob gave a brief introduction saying that he grew up in the Gunnison valley and he had been in Montrose for the last 7 years. He said that he and his family have relocated to CB South and that he is happy to be back. Connie asked Angela how long her and Gordon were planning on staying in town and she said that they would be around for any transition needs that Rob may need. Rob said that he, Gordon and Angela had passed the CMCA (Certified Manager of Community Associations) professional designation and that he has also received his CAM (Community Association Manager) license which is now required by Colorado law. Rob said that there are also continuing education requirements to maintain the license.

Angela spoke about the railings and the need for repair and stain. She said that this work will be done soon and that if there are any problem areas that the owners know of to let Rob know. Rob said that he plans to start at the south end and work towards the north. During this process Toad will also stain and seal the decks. At this time Toad will look at painting the trim and the sills for the windows.

Sheila mentioned and there was a short discussion about refinishing the front doors. Angela said that this would be a major project and that to do this correctly the doors would need to be removed, sanded, stained and finished. A temporary fix for these doors would not be sufficient. It was noted that if this project is undertaken, all of the doors would be the same. Gordon spoke about the difficulty with replacing the seals on the garage doors. With the curved top to the door he has not found a matching weather strip without dismantling the door. Angela had been in contact with Blackjack Garage Door and they do not have a simple solution. Angela said that the projects in May and June were all delayed because of the snow and rain that lasted longer than usual.

There was a discussion regarding boiler and furnace maintenance. Gordon said that these systems work very hard through their life in our climate. Several people commented that Timberline does a good job and finds problems before they are major. Timberline measures the percentage of glycol in the boiler system each year and makes recommendations for maintenance. This service usually occurs in the fall. Angela said that if a boiler fails there is a cold temperature alarm through Superior Alarm in Montrose that calls the Toad office. It was noted that a master alarm system is located in each building. The reset button is located there as well. The alarm will go off when the temperature reaches 52 degrees and is usually caused by leaving the garage door open.

Denny made a motion to approve the proposed budget which was seconded by Gene. The motion passed unanimously.

Election:

Carole Ebner's term expires this year and Connie Mongan would like to replace the open seat. After a brief discussion Connie Mongan accepted the position on the Board for a 3 year term to join Mike Hall and Peggy Langewisch.

Old Business:

There was a discussion about the bats and Angela said that Toad would follow up with Davidson Wildlife Services to find a solution. If they are going to seal up the holes, they will need to wait until the bats leave in colder weather.

Debby (Unit 4) asked about the protocol for improving landscaping. There was discussion about how her unit has specific challenges because of the way the roof drains into the garden. Angela said that adding gutters would not solve the problem as they would just be ruined by the ice.

Connie discussed the parking situation and the impact of renters. She suggested painting lines on the driveway. It was decided that paint is not the solution and that the signs were sufficient for now. Tod asked the owners to be vigilant about telling renters where they are allowed to park and to make sure that the garage spaces are used. There are other parking areas on the mountain through other operators and Toad will have this information for the winter season. There is no on-street parking in Mt. Crested Butte.

New Business:

Connie asked if owners could pay quarterly dues by credit card. Angela explained that the merchant fees for credit cards are very expensive. Toad can do this but the fees would be passed on to the Association. It was also asked if Toad could e-mail invoices and Rob said that Toad will do this going forward. Angela said that Toad is not allowed to distribute personal owner information and that Connie keeps an owner directory.

Gene asked the status of repairing the retaining wall. Gordon said that the wall is still moving and that stabilizing will be very expensive. Rob said that he spoke to a company in Grand Junction who would not come here for such a small job. Gordon said that there are a few solutions but piers would probably be the best solution unfortunately there are significant utilities that run through that area. A bid several years ago was near \$250,000. Because the driveway is heated there is no way to attach to it. Peggy asked what the trigger will be to repair this and Gordon said that right now it is not an insurance problem. It was agreed to keep an eye on this and not do anything immediately.

Connie asked about the driveway heat and why is it on when it is warm out. Peggy said that it has been inconsistent since the new sensors had been installed last year. It was explained that there are several zones and the sensors read different things at different times during the day. Gordon said that sometimes the roof will melt and drip in front of #8, then freeze on the drive which triggers the boiler. It is very difficult with the different aspects and orientation of the buildings. The question was raised if the zones could be better managed to just turn on the areas that need it. Rob said that he will have Timberline take a look.

Connie asked where to get a new telephone directory. They are free at the Post Office.

Rob said that Toad will be offering discounted lift tickets this year. Rob said to call the office if you need more information on the different offerings.

The meeting adjourned at 11:48 am.

Prepared by Rob Harper,
Toad Property Management, Inc.