

MINUTES
ANNUAL MEETING OF THE HOMEOWNERS
CREST HOUSE CONDOMINIUM ASSOCIATION
THURSDAY, DECEMBER 18, 2014
4:30 P.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Present: Mindy Sturm
Martin Catmur
Hawley Vander Poel II
Jane Berglund
Gordon & Angela Reeves, Toad Property Management, Inc., Manager

The meeting was called to order at 5:05 pm.

Angela said Don Pulley had given his proxy to Martin Catmur and with four units represented at the meeting there was a quorum. Angela explained notice of the meeting had been mailed on November 28, 2014.

Mindy made a motion to approve the December 9, 2013 meeting minutes. Hawley seconded the motion and it was unanimously approved.

Angela said the decks at Units 1, 3 and 5 had been repaired for less than \$100 and it would probably be necessary to perform the work again in the future as it was a very wet area with poor drainage. Angela said the insurance company had sent in an inspector and the only issue they wanted addressed at the building was weed removal. Angela said she had informed the insurance company weed removal was conducted during the summer and it was an ongoing process. Hawley said he had purchased herbicide and was volunteering to remove weeds around the building. Mindy said the new landscaping installed by Jane was looking great and the building looked the best it had for a long time. Hawley said weeds had grown through the asphalt patch. Gordon said the contractor had sprayed the area to kill weeds prior to applying the asphalt. It was agreed the patch would be reviewed again in the Spring. Hawley said the markings for the designated parking spaces looked good.

Angela said all owners were current with their dues payments. Angela said the association was losing vending income as somebody was continually taping the dryer so coins were not required. Hawley said he had explained to tenants that the machines would be removed if the taping of the dryer continued as the association needed that income to cover electricity, water and maintenance of the machines. Mindy said her tenants had said the washer and dryer were continually in use and thought people from outside of Crest House must be using the machines. After discussion Angela said she would contact PK's Appliance to service and clean the machines, adjust the dryer to run for additional time and research options for making the machines tamper proof. Angela said machines in other condominium buildings required \$1.25 to complete a drying cycle.

Jane said the bulbs in the hallway were burning out frequently and also bulbs were occasionally flickering. Angela said she would have Crested Butte Electric check the wiring. Mindy suggested putting the hallway lights on a timer as they were presently on 24 hours a day.

Mindy said parking continues to be a problem. After discussion it was agreed the tenants in Unit 2 frequently had 4 vehicles and parked in any open space. Mindy said Unit 2 also had 3 dogs. After a long discussion it was agreed Angela would write to the owner of Unit 2, by certified mail, and if the tenants continued to violate the parking and pet rules and regulations the owner would be fined \$25 each offense. It was also agreed booting would commence and a fee of \$200 would be charged for the removal of each boot. Gordon agreed to order signs for the building and Crest House would borrow a boot from Toad until one was purchased for the association. Gordon said the cost of signage and a boot would be approximately \$1,000. Mindy made a motion to purchase a boot and signage funded by a \$150 special assessment by each unit. Hawley seconded the motion and it was unanimously approved.

Mindy said ice was building up and Gordon said Toad would once again place salt and gravel at Crest House so owners and tenants could use it as necessary. Gordon said ice build-up was particularly bad this year.

Mindy reminded owners the individual decks needed to be shoveled and a list of license plate numbers for each unit submitted to Toad.

Hawley said trim at the top of the chimneys would require repair in the spring. Hawley said there had not been any recent leaks and asked if the drywall repair in his unit could be completed in January.

Angela said the draft 2015 budget kept income and expenses at similar levels as 2014. After a short discussion the draft 2015 budget was unanimously approved.

It was agreed the next meeting would be held in mid-May to review winter expenses and summer maintenance projects.

Mindy, Hawley and Martin agreed to continue as directors of the association for another year. The following officers were appointed:

President:	Mindy Sturm
Vice President:	Hawley Vanderpool
Sec/Treasurer:	Martin Catmur

Angela said the State of Colorado required all homeowners association to have a list of 9 governance policies. It was unanimously agreed Angela would ask David Leinsdorf to prepare the documents for Crest House. Angela said some blanks needed to be filled in on the enforcement document to set fines. After discussion it was agreed the level of fines would be \$25 for a single, first offense, \$50 the second and \$100 for the

third or subsequent incident. Angela said \$25 per day could be used for ongoing violations. Bill said the initial fine was at the discretion of the Board and the fine could be waived if the Board wished to do so. However, the Board could only waive the first fine and not subsequent fines.

Gordon said effective in 2015 all association managers must be licensed and pass initial exams and then complete annual continuing education classes. Gordon explained he and Angela had passed the first exam and would be sitting the final exam before the end of the year.

The meeting adjourned at 6:50 p.m.

Prepared by Angela H. Reeves