

**MINUTES**  
**MEETING OF THE BOARD OF DIRECTORS**  
**CREST HOUSE CONDOMINIUM ASSOCIATION**  
**FRIDAY, MAY 11, 2018**  
**12:15 P.M.**  
**318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present: Mindy Sturm  
Martin Catmur  
Rob Harper, Toad Property Management

Rob called the meeting to order at 12:19 pm and confirmed there was a quorum.

Rob explained Hawley would be leaving the Board when his unit sold and Dory had volunteered to fill the vacancy. Rob said all owners had received notification of the sale contract and had 21 days to respond if they wished to exercise the right of first refusal.

Mindy made a motion to appoint Dory Dannettell to the Board when Hawley sold his unit or resigned from the Board. Martin seconded the motion and it was unanimously approved.

Rob said he had spoken with Marcus Lock of Law of the Rockies regarding short term rentals and Marcus had said case law had established short term rentals were not considered a commercial operation. After a long discussion regarding short term rentals and the impact on neighboring units Mindy made a motion to introduce a rule prohibiting rentals of less than 30 days and to begin the process of amending the Covenants to prohibit rentals of less than 30 days. Martin seconded the motion and Rob agreed to contact an attorney and proceed if a Covenant amendment could be completed for \$500 or less.

Martin said the door closer once again required attention and said owners staining decks should use Canyon Brown. Rob agreed to have some general cleanup performed around the building.

Mindy made a motion to adjourn the meeting at 1:27 pm. Martin seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management