

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
TUESDAY, AUGUST 7, 2018 – 10:00 A.M.
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Rob called the meeting to order at 10:06 a.m.

Those present:

Lori Wharton, Unit 2
Carl Zander, Unit 3
Matt Reed, Unit 4
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

Rob said notice of the meeting had been mailed June 28, 2018 and confirmed the meeting had a quorum. Carl made a motion to approve the August 1, 2017 minutes. Lori seconded the motion and it was unanimously approved.

Rob said roof snow removal was under budget due to the lack of snow and the Water District had introduced emergency watering restrictions in the Spring but the landscaping at Hawk's Nest was doing reasonably well. Rob said the snow shoveling expenses at the front of the building included a lot of hours for ice removal and there was a short discussion about installing a heated walkway in the future.

Carl said an 1,800 square foot single-family house was being built adjacent to Hawk's Nest and at the present time the contractor was waiting for an engineer to give an opinion on water drainage from that lot.

Rob said a proposal had been received from SealCo for sealing the driveway. Rob explained the checking account had a balance of \$29,649 and the reserve account had a balance of \$5,029.

After discussion it was agreed the roofing contractor would be asked to give a bid to caulk all the units along the back (similar to the work previously performed at Unit 1) and possibly address the front of Unit 1 and Unit 4 after further investigation by Matt. It was agreed the work should go ahead if the bid was less than \$1,000.

After discussion it was agreed to hold off planting three Aspens and one Pine on the south side of the driveway to balance with the trees on the north side and the work might be scheduled for the Fall.

Rob agreed to replace the high smoke alarms in the kitchens of Units 2, 3 and 4 and to install 10 year batteries and individual owners would be responsible for replacing the

other lower smoke alarms in each unit. Carl said Unit 1 had already replaced the smoke alarms.

It was agreed boilers would not be serviced this year and going forward the schedule would be to service the boilers every two years.

Rob agreed to check the water pressure at Unit 2. Matt and Carl said they would attempt to talk to the contractor at the neighboring site and if the contractor had a crane at the site in the future they would attempt to stain the 200 square feet on the south side which was difficult to reach.

Carl made a motion to appoint the following Executive Board, Matt seconded the motion and it was unanimously approved:

President	Matt Reed
Vice President	Shane Wharton
Secretary	Carl Zander
Treasurer	Cheryl Lenker

The meeting adjourned at 10:48 a.m.

Prepared by Rob Harper
Toad Property Management