

SKI CENTER CONDOMINIUM ASSOCIATION, MOUNT CRESTED BUTTE

ANNUAL OWNERS BOARD MEETING

324 ELK AVE, SUITE 24, CRESTED BUTTE COLORADO

THURSDAY DECEMBER 8 2016 10:00 AM

In Attendance:

Bert Johnson – via telephone
Brian Moran – via telephone
Bill Mog, Mountain Property Management
Ethan Mueller, CBMR – via telephone
Martha Walton – via proxy (Bert Johnson)
Rob Harper, Toad Property Management, Inc

Rob Harper called the meeting to order at 10:11 am, confirming a quorum. Proof of Meeting notice was sent on November 14 2016.

Manager's Report: Rob opened the meeting with a report of a water leak from a pipe between the Whetstone & Axtel buildings, in the parking lot. Discussion about cause, other leaks occurring around Mount Crested Butte. Lacy has performed locates, is fixing the corroded galvanized pipes as best as possible. Ski School opens 12/10/16. Discussion about timing of the ultimate repairs, weather, responsible parties.

Financial Report: A back flow preventer valve, as directed by the State of Colorado, was installed; the building is now in compliance. Annual valve inspections will be a new line item. The building was painted without needing a special assessment. Individual owners have improved some front decks. Minor leaks were fixed, other repairs in accordance with the age of the building. The Ski School doors are being looked at for replacement, an on-going project. Some parking lot asphalt repairs were done, long-term maintenance dollars will be needed.

Budget 2017: The capital reserve needs to be built up, maybe a dues increase? Insurance costs are increasing, mostly due to the short-term rental market. Rob can map and model some percentages, discussions will continue via email.

Board/Elections: 8 units, 6 owners. It was agreed to keep in contact via email, telephone and Toad, no formal board necessary.

New Business: Swallows are nesting in/under the roof eaves of Martha's unit. Division of wildlife says, "live with them", Rob's plan is to install netting under the eaves of all units next spring. All firewood has been delivered. Toad will shovel all decks going forward.

Meeting adjourned at 10:58 am

Rob Harper, Toad Property Management, Inc