

**TREASURY POINT TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JUNE 7, 2023
CRESTED BUTTE AND VIA ZOOM**

Joe Robinson called the meeting to order at 11:38 a.m. Joe confirmed notice of meeting was mailed to all owners on May 19, 2023 and there was a quorum with the following units represented at the meeting:

Unit #1	5.3984%	Don Coggan	Present
Unit #2	5.3984%	Toren Mushovic	Present
Unit #3	7.4208%	Mark and Debbie Harrell	Present
Unit #4	7.4208%	David and Maria Martin	Present
Unit #5	7.4208%	David and Louise Rosenfield	Present
Unit #6	7.4208%	Michael Loftus	Absent
Unit #7	5.8127%	Dave and Carole Ebner	Proxy to Tom Roll
Unit #8	7.5282%	Charlie Berger	Absent
Unit #9	7.8014%	Walter and Sheila Revell	Present
Unit #10	5.8710%	Denny Myers	Present
Unit #11	5.8710%	Andrew Westmoreland	Present
Unit #12	5.8710%	Alex LoRusso	Present
Unit #13	5.8157%	Tom Roll and Dawn Cairns	Present
Unit #14	7.5282%	Alex Glutz	Present
Unit #15	7.4208%	Tanya Haave	Absent
		Joe Robinson	Toad Property Management

Walter Revell made a motion to approve the June 29, 2022 minutes as distributed. David Rosenfield seconded the motion and it was unanimously approved.

Joe said it had been a 300+ inch snow year and it had been necessary to clear roofs several times. Problems with the snowmelt in one part of the driveway had made the winter months difficult. A new company, Controlled Hydronics, had reviewed the potential leaks and had started to form a plan to address those leaks in the snowmelt system. Controlled Hydronics felt confident a repair could be made so the snowmelt would be working by Winter but it might be necessary to dig up some of the driveway concrete to make those repairs. Joe explained the repair of a railing was underway as that was damaged by falling ice.

Joe explained the staining of the entry doors and the garage doors had been completed by Complete Coverage. Joe said the hot tub deck and garbage enclosure could be stained with the same product.

Joe said the Board had been reviewing costs for capping the top of the posts for the railings. The cost to replace a post was \$350 and a quote to cap the 110 posts with copper was \$13,000. Joe explained the Board had decided to just replace posts as necessary. Sheila Revell expressed concern about the \$13,000 cost as she had successfully used copper caps in Florida and the cost

of the copper disks did not seem to be prohibitive. Tom Roll explained the copper caps would only prevent water damage to the top of the post and the rest of the post would be exposed to the elements. Tom said the Board did not want to spend \$13,000 on the posts when the Association had other expenses, including the roof and the snowmelt in the driveway. It was generally agreed the caps for the posts could be discussed in the future and the essential repairs would be addressed first.

Joe explained in an effort to reduce water usage the Board had decided not to turn on irrigation water for the west berm. Joe said the west berm was not a standalone zone and the maintenance crew would attempt to water some areas closer to the units and leave the west berm in a natural native state. The trees on the berm would still receive irrigation but as the trees were established it was unlikely that much watering would be necessary. Sheila Revell expressed concern about water usage and asked that irrigation be limited as much as possible and suggested just two days a week for the grass and plants and less for the trees. Joe agreed to check the current watering schedule and water as little as possible. Joe confirmed a rain sensor had not been installed. Tom said the landscaping company had expressed concern about rain sensors and said in their experience the sensors did not work well in Crested Butte. The Board would continue to monitor and discuss.

Joe explained a Budget had been approved by the Board and said actual costs for 2022/2023 had been used for the new Budget as costs continued to increase. Joe explained snow removal had been very expensive during the past Winter and the new Budget had been based on an average snow year. Joe said the new Budget included Capital Assessment payments and said work on the roofs above Units 9, 10, 14 and 15 would be addressed and staining of the hot tub deck and dumpster enclosure. Joe explained the new Budget proposed a dues increase of 8.3% to cover operating expenses starting in July 2023.

Dawn Cairns asked if the driveway could be cleared of snow instead of using the gas snowmelt system as the gas costs were very high. Concern was expressed about snow storage, especially during the bigger snow years. Joe said Controlled Hydronics would repair the snowmelt system and also check the snow sensor which was installed in the Fall 2022 as it had been necessary to sometimes manually turn off the system during the Winter. Toren Mushovic asked if solar panels had been considered as there would be tax credits available for owners. Joe said he could research. Concern was expressed about solar panels on the roof due to snow levels and if the snow would have to be removed on a regular basis.

Walter Revell made a motion to ratify the 2023/2024 Budget as presented. David Martin seconded the motion and it was unanimously approved.

Joe explained David Martin was willing to continue on the Board for another three year term. Joe confirmed no other owners had volunteered. Walter Revell made a motion to appoint David Martin to a three year term. Tom Roll seconded the motion and it was unanimously approved.

Don Coggan expressed concern about the operating mechanism on the garage door at Unit 1. Tom Roll and Alex LoRusso said they had both used Kooler Garage Doors from Gunnison and it was an owner expense.

The next annual meeting was scheduled for Wednesday, June 12, 2024 at 11 a.m.

At 12:31 p.m. Don Coggan made a motion to adjourn the meeting. Walter Revell seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

DRAFT