

**TREASURY POINT TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JULY 31, 2020
VIA ZOOM**

Rob Harper called the meeting to order at 10:05 a.m. Rob confirmed notice of meeting was mailed to all owners on July 8, 2020 and there was a quorum with the following units represented at the meeting:

Unit #1	5.3984%	Peggy Langewisch	Present
Unit #2	5.3984%	Thomas Houck	Present
Unit #3	7.4208%	Gene and Debby Harrell	Absent
Unit #4	7.4208%	David Martin	Present
Unit #5	7.4208%	Louise Rosenfield	Present
Unit #6	7.4208%	Michael Loftus	Absent
Unit #7	5.8127%	Carole Ebner	Present
Unit #8	7.5282%	Charlie Berger	Present
Unit #9	7.8014%	Walter and Sheila Revell	Absent
Unit #10	5.8710%	Denny and Victoria Myers	Present
Unit #11	5.8710%	Dan Glisky	Present
Unit #12	5.8710%	Alex and Karen LoRusso	Absent
Unit #13	5.8157%	Tom Roll and Dawn Cairns	Present
Unit #14	7.5282%	Kyle Kievit	Absent
Unit #15	7.4208%	Tanya Haave	Absent
		Rob Harper	Toad Property Management

Charlie Berger made a motion to approve the July 9, 2019 minutes as distributed. Tom Roll seconded the motion and it was unanimously approved.

Tom Roll said there had been a couple of roof leaks and a gas leak and everything had been repaired. Tom said \$8,300 more had been spent than collected from dues and because of increased capital expenses it would be necessary to increase capital expense income to \$50,000 per year to help cover the upcoming expenses.

Rob Harper explained the covers over the gas meters behind the building were substantial and would be good protection of those gas meters. Significant roof repairs had been made above Units 4 and 6 and it appeared as if the issues had been addressed. Complete Coverage had inspected the building for future staining and painting projects and Mountain Logworks would replace railings and the work was expected to happen during August. Rob said the work performed on the small retaining wall at the front of the first building appeared to have addressed the issue and stopped any movement. Rob said a contract had been signed with Lee Wood of Integrity Landscape to install a grass pave system in front of Unit 13 and if that was successful the remaining grass areas next to driveways would be done the same way. Rob said that work would also be performed during August. RML Mechanical would replace a snowmelt boiler and install a new snowmelt sensor prior to the start of winter. Rob said there were no baskets this year at the buildings but the landscaping was looking good.

Tom Roll said Sheila Revell and Debby & Gene Harrell could not participate in the meeting and had sent in some concerns. Tom said the messages included the planting of flowers in the berms, renters in Units 2 and 5 leaving garage doors open and some units still being advertised as “pet friendly” and that needed to stop as the current rules prohibited renters from having pets at the units. Rob explained garage doors left open at night for more than 45 minutes would set off the cold temperature alarm and could lead to frozen pipes and animals could get into the garages and make nests if the doors were left open for prolonged periods of time. Charlie Berger suggested amending the no dog rule for renters or consistently enforcing the rule. Dawn explained guests with a Service Dog could not be denied but regulations regarding emotional support animals were slightly different. It was generally agreed more renters with dogs were arriving this year and also more dogs were being allowed to run loose. After a long discussion the Board agreed to draft changes to the rules and regulations to permit one dog, leash rules, signage, penalties for not complying and owners would have the opportunity to review and express an opinion prior to any change being made to the rules.

Tom Roll explained the new budget did not include an increase for operating dues and expenses would match dues but an increase to capital was necessary to keep up with essential work. David Martin made a motion to approve the Budget as presented. Tom Houck seconded the motion and it was unanimously approved.

Rob Harper explained David Martin was willing to continue on the Board for a three year term. Tom Roll made a motion to appoint David Martin to a three year term on the Board. Carole Ebner seconded the motion and it was unanimously approved.

Sheila Revell had suggested adding islands of flowers on the berm, flowers around the base of the aspens and additional thinning of the trees. Tom Roll said the landscaping people had suggested mulch around the trees, some thinning of the trees had been completed and it was agreed the Board would continue to discuss landscaping.

Carole Ebner said she had received notice of a final plan review on Tuesday, August 4, 2020 at 6 pm at the Town of Mt. Crested Butte Council Chambers regarding changing 40 Hunter Hill Road from single family residential zoning to multi-unit development on the two acre parcel. Information from the August 4th meeting would be gathered.

Peggy said the Town did not support the proposal for the land on the other side of the road from Treasury Point (near the General’s house) but the County had not made a decision.

At 11:12 am Carole Ebner made a motion to adjourn the meeting. David Martin seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management