

**MINUTES**  
**ANNUAL MEETING OF THE HOMEOWNERS**  
**CREST HOUSE CONDOMINIUM ASSOCIATION**  
**WEDNESDAY, DECEMBER 5, 2018**  
**4:30 P.M.**  
**318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Present:

Martin Catmur  
Amy Steckdaub (by phone)  
Jane Berglund  
Dory Dannettell (by phone)  
Rob Harper, Toad Property Management, Inc., Manager  
Jim Ruthven, Toad Property Management, Inc.

Proxies to Martin Catmur:

Don Pulley  
Mindy Sturm

Rob called the meeting to order at 4:38 pm and confirmed there was a quorum.

Rob said notice of the meeting had been mailed on October 25, 2018.

Martin made a motion to approve the December 5, 2017 meeting minutes. Jane seconded the motion and it was unanimously approved.

Rob welcomed Amy Steckdaub as a new owner. Rob said Al's Backhoe had recently cleared a clog in the sewer system and the leak in Mindy's unit had been caused by a nail in a pipe and the unit was now restored. Rob explained there had been problems with parking but it now seemed to be under control and vehicles had been moved during the recent storms. Rob said the laundry drain line had frozen because the front door had been propped open and notices had been delivered to units to remind them to keep the door closed. Rob explained the drain line was not damaged and everything was once again operating.

Rob said Mindy had expressed concern about the Town laundry closing and the possibility that people outside of the building would use the machines. It was agreed it did not appear to be a problem at the present time and would be monitored.

Rob reminded owners to provide updated license plate numbers for all vehicles.

Jim said the 2019 draft Budget proposed dues of \$3,780 per unit, per year which would be a 4% increase over 2018 if the 2018 special assessment was added to revenue. Jim explained operating expenses continued to increase. Jim said the Operating Account currently had \$2,500 and the Reserve Account \$135. Rob said Blue Sky Cleaning had been cleaning the staircase and laundry area every two weeks and the cost was

approximately \$170 per month. It was agreed to reduce the cleaning to every three weeks and owners were reminded they were responsible for staining their own decks. After a long discussion Jane made a motion to increase 2019 dues to \$280 per month, per unit (a \$20 per month increase) and have a one-time special assessment of \$500 payable by March 31, 2019. Martin seconded the motion and it was unanimously approved.

Jane made a motion to keep the Board the same as 2018. Amy seconded the motion and the following appointments were unanimously approved:

President	Mindy Sturm
Vice President	Dory Dannettell
Secretary / Treasurer	Martin Catmur

Jane distributed a picture board showing possible improvements to the entire building using composite siding and metal around the lower portion of the building. Jane said a rough estimate for the work would be \$10,000 per unit and the materials would reduce the amount of exterior painting in the future. A suggestion was made to have special assessments with the funds going directly into a reserve account specifically for the exterior renovation. Martin suggested cladding the lower third of the building with rusted corrugated metal and the remainder of the building a couple of years later. Rob agreed to obtain a bid for the rusted corrugated metal and notify owners of the price by email. Martin suggested changing the upper two-thirds of the building to stucco.

Martin made a motion to adjourn the meeting at 5:41 pm. Jane seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management