

MINUTES
ANNUAL MEETING OF THE HOMEOWNERS
CREST HOUSE CONDOMINIUM ASSOCIATION
THURSDAY, DECEMBER 5, 2019
4:30 P.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE

Present:

Martin and Rosie Catmur
Amy Steckdaub (by phone)
Jane Berglund
Dory Dannettell (by phone)

Proxy to Dory Dannettell:

Mindy Sturm

Rob Harper, Toad Property Management, Inc., Manager
Peggy Langewisch, Toad Property Management

Rob called the meeting to order at 4:32 pm and confirmed there was a quorum.

Rob said notice of the meeting had been mailed on October 28, 2019.

Martin made a motion to approve the December 5, 2018 meeting minutes. Amy seconded the motion and it was unanimously approved.

Rob said snow removal expenses were close to Budget despite the big snow year. Peggy said the bank account had approximately \$5,500 and no owners were delinquent on dues. Rob explained the draft 2020 Budget included a dues increase of \$30 per unit, per month instead of having a special assessment to cover operating expenses. Concern was expressed about snow being pushed from the Elk Ridge II driveway and melting behind the building and Rob said drainage did not appear to be a problem in the Spring and the snowblower would be able to blow some of the snow from the driveway to the side of the building.

Rob explained the cleaning of common areas was twice a month and costs were over budget and it was agreed the common areas were looking good.

Martin agreed to follow up with the operation of the washing machine and report back if the machine required repair.

After discussion Martin made a motion to approve the 2020 Budget with a dues increase of \$30 per month, per unit making monthly dues \$310 per unit and each unit would also pay \$100 per month into a restricted account for future building improvements and the funds could not be used without Board approval. Also the sum of \$2,000 would be transferred from the checking account into the reserve account with

everything effective January 1, 2020. Jane seconded the motion and it was unanimously approved.

Jane made a motion to keep the Board the same as 2019. Amy seconded the motion and the following appointments were unanimously approved:

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

Martin encouraged owners to stain their deck on a regular basis and Rob said Mountain Colors had detail of the specific product to be used.

The next meeting was scheduled for Thursday, December 3, 2020 at 4:30 pm.

Martin made a motion to adjourn the meeting at 5:15 pm. Jane seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management