

## MINUTES

### MEADOW VISTA CONDOMINIUM ASSOCIATION

#### ANNUAL OWNERS MEETING

318 ELK AVENUE, SUITE 24

CRESTED BUTTE, CO 81224

SEPTEMBER 13, 2016 4PM MDT

#### **In Attendance:**

Carrie Betz  
Pat and Jerry Wiggington  
Heather and Chris Woodward  
Gary Grantham  
Pat Del Tredici  
Martin and Rosie Catmur

Steve Johnson - Timbers Townhomes  
Marcus Lock - Association Attorney

Rob Harper, Toad Property Management

Rob Harper called the meeting to order at 4:03 pm, confirming a quorum. Proof of Meeting notice was sent on July 25 2016. Carrie makes a motion to approve the minutes of last years' meeting, Jerry seconds, all in favor, motion approved.

**New Business:** Rob Harper introduced Marcus Lock to discuss the noise issue. Marcus showed a video with audio demonstrating the noise level during a concert at Tully's, over 80 decibels. Marcus discussed the abatement process, nuisance statutes, police enforcement. CB South has land-use delegation, normally a county delegation, and has not adopted the county's Land Use Regulation (LUR) standard noise guideline of 45 decibels. Marcus asks residents to document all violations, including calling the police, and he suggests calling the members of the CB South POA stating your position as residents of CB South. It was agreed to have Marcus attend the upcoming POA meeting and to then take a wait-and-see approach. Marcus and neighboring Timbers Townhomes resident Steve Johnson then departed the meeting.

Parked trailers are overdue after 14 days. Carrie will move hers. Driveway cracks have appeared, Rob can get a bid from SealCo.

**Manager's Report:** Rob discussed the snow removal plan (from the roofs) for the upcoming year, (dedicated people, be more proactive) as roof leaks cost additional dollars. CB South wanted to start billing for road improvements. Rob successfully argued in favor of Meadow Vista not being responsible for those particular roads.

**Financials:** Checking account has \$2000, reserve has \$1000, Attorney bills at \$3000 so far. Discussion about bringing Timbers Townhomes into the financial burden regarding the noise issue. A/R is up-to-date. Martin makes a motion to assess \$1000 per unit with \$500 due ASAP and an additional \$500 due in November 2016 in order to have Marcus Lock represent Meadow Vista and attend the upcoming meeting (see above) and to then take no further action until directed by the Board. Heather seconds, all in favor, motion passes.

**Budget:** Landscaping discussion, weed control. Toad can do more, or, a resident responsible weed pulling day. Toad could handle the weed/feed of the grass 2x year, residents could handle the flower beds. Trees need to be wrapped, are getting too much sun. Staining of the stairs is the resident's responsibility, Toad can help with repairs. Chris will email all with the stain color. The age of the building is going to contribute to maintenance 2017 and forward. The shed door next to Martin's unit needs to be replaced, Rob will research. Snow storage discussion. Rob will call Jack to discuss direction, suggestions on snow placement with regards to Tully's. Discussion on raising dues vs. special assessments. Money needs to be available in case a deductible of any kind needs to be paid. Jerry makes a motion for a dues increase from \$270/month to \$295/month. Heather seconds, all in favor, motion passes.

**Elections:** Martin's term is up this year. Carrie makes a motion to re-elect Martin to the Board, Jerry seconds, all in favor, motion passes. The Board is thanked for their work this past year.

Meeting is adjourned at 6:00pm

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Rob Harper, Toad Property Management, Inc.