

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
TUESDAY, NOVEMBER 15, 2022
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

The following people were present:

Jon O'Neil	Unit B
Valerie Strassberg	Unit C
Drew Lockman	Unit D
Scott Sanders	Unit E
Laura and Doug Johnston	Unit F
Pat Del Tredici	Unit G
Martin Catmur	Unit H
Joe Robinson, Toad Property Management	

The meeting was called to order at 5:35 p.m.

Joe said notice of the meeting had been given on November 1, 2022 and confirmed there was a quorum.

Doug made a motion to approve the September 30, 2021 meeting minutes as distributed. Martin seconded the motion, and it was unanimously approved.

Joe explained the Board had been working on a Xeriscaping plan for the area next to Unit A. A decision had been made to table the work. Alpine Landscape had submitted a bid and additional bids would be requested.

Joe said two of the small roofs over the basement window wells had to be repaired due to snow damage. The Board had decided Toad would remove snow from those small roofs promptly after a storm to avoid damage in the future. Stairs at Unit A had also required some work due to snow damage. Martin encouraged owners to remove snow from the roof over the basement window wells during the big storms.

Joe confirmed trees would remain with a drip irrigation system and the Xeriscaping would just be the area next to Unit A. Scott confirmed the orange Spectrum line would remain until it could be buried in 2023. Martin said construction had finished on the lots at the back of Meadow Vista and some tidy up work would be discussed for the area. Snow storage would prevent the planting of trees or shrubs but gravel could be used to tidy up the area and allow for some additional parking.

Joe explained the draft 2023 Budget proposed a dues increase of \$75 per month, per unit. The increase was due to inflation and increases in operating expenses and some repair and

maintenance projects which had been identified. A line item had been added for trash and recycling. Two small dumpsters, one for trash and one for recycling, would be in the parking lot. Owners would be able to cancel individual pickup and the group contract would be less expensive for owners currently paying for trash collection. Pat expressed concern about including trash and recycling in the Association dues as some units were not occupied all year or owners had made other arrangements. Scott confirmed the dumpsters would need to be locked to avoid use by non-residents. Joe confirmed Waste Management and the snow removal company had confirmed the location near the guest parking/General Store would be acceptable. Scott asked if it would be necessary to build an enclosure around the dumpsters and Joe said he was not aware of a regulation requiring an enclosure. Concern was expressed about losing space for snow storage.

Joe confirmed water was billed at a flat rate. Joe explained the dues increase also included money going to Reserve to address future expenses without the need for special assessments. Joe said there was approximately \$16,148 in the Bank. Joe said Blue Dog Home Improvement would be performing a screw and glue on the roof and Blue Dog would be able to provide a report on any visible roof damage. Joe confirmed a bid, for approximately \$1,300, had been obtained for the repair of a window at Unit G. The cost for roof repair was not known at this time. The Board would review expenses at the end of the year and Scott suggested doing a small special assessment if necessary instead of draining reserves.

Joe agreed to draft a simple 5-year capital plan to highlight future expenses.

Doug made a motion to ratify the 2023 Budget as presented. Martin seconded the motion and it was unanimously approved.

Joe thanked owners for their interest in serving on the Board and said the Bylaws allowed up to 4 Board members. Joe explained Martin was willing to continue to serve on the Board for an additional two-year term and Valerie and Pat had both volunteered to join the Board. Scott's term was due to finish in 2023. Laura made a motion to appoint three directors to the Board, Martin Catmur, Valerie Strassberg and Pat Del Tredici. The motion received a second and was unanimously approved. Joe said there would be a board meeting immediately after the annual meeting and terms and officers would be elected at the board meeting.

Joe explained the governing documents for the Association were on the website and provided the link: <https://toadpropertymanagement.com/clients/meadow-vista-condos>.

Martin said he was not aware of an official easement from the back of Meadow Vista to Elcho.

Joe said it had been difficult to find a contractor to plow the driveway. Joe explained Caleb Brewer was willing to clear the snow and would be providing a contract for the Board to review. Joe said owners should call him with snowplowing concerns during the Winter season.

Laura said a radon test had been performed on their unit and the levels were at an acceptable level. Valerie said she had a monitor in the unit and radon levels were also at an acceptable level. Owners wanting to monitor the level in their unit were welcome to borrow the monitor.

Joe confirmed window replacement/repair was not generally an Association expense. The sealing of the window at Unit G was considered to be an Association expense as it was an exterior problem and not a moisture issue inside the unit. Joe said all cases would need to be considered on a case-by-case basis.

Joe said a perimeter fence had been erected at Elcho Place. Scott explained plans had been submitted to CB South for a fence on the property line. Gates had been added after the plans were approved and to use the gates it would be necessary to cross Meadow Vista property. Several options to compromise had been proposed but the developer for Elcho Place wanted to retain the gates for aesthetic reasons. Scott said the gates would be blocked and not operational. Joe explained any discussion about an easement through Elcho Place had been paused and Joe said he would research and let the Board know who to contact in the future.

Scott reminded owners it was necessary to park differently during the winter months when snow storage restricted space at the back of the building and made it difficult for some owners to access their garage doors.

At 7:02 p.m. Scott made a motion to adjourn the meeting. Valerie seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management