

CRESTED MOUNTAIN NORTH HOMEOWNER ASSOCIATION
ANNUAL MEMBER MEETING
Wednesday, July 29, 2020 – 9:00 A.M.
VIA ZOOM

Present: Rosalind Cross (J1, J2 and L6)
Julia Gearhart (K1)
Andy McNeill (L8)
Amy Savin (L5)
Carl and Melissa Stewart (L4)
Brian Murray (L3)
Stephanie Duffield (J4)
Brett Shomaker (L7)
Lindsey Olsen (J5)
Carl Stewart (L4)
Brian Murray (L3)
Jody Savin (L9)
Johnny Jost (J6)
Pauline Gough (L1)
Seth Tucker (CBMR)
Rob Harper, Toad Property Management
Aaron Huckstep, Association legal counsel

Proxy to Andy McNeill: Michael Jenkins (L2)

Rosalind Cross took the roll call, confirmed a quorum and the meeting was called to order at 9:07 am. Rosalind confirmed notice of the meeting went out by email on July 10, 2020 and all owners had signed a waiver to accept notice by email instead of regular mail.

Andy McNeill made a motion to approve the minutes of the August 5, 2019 meeting. Julia Gearhart seconded the motion and it was unanimously approved. Rosalind Cross made a motion to approve the June 6, 2020 special member meeting amended to reflect the Olsens (J5) were in attendance. Stephanie Duffield seconded the motion and it was unanimously approved.

Rosalind Cross confirmed the Association had settled with Garfield & Hecht, PC for \$30,000 plus costs.

Rosalind explained the work performed at the back of the L Building in 2019 had solved the water issues but in the Spring significant settling of the ground was revealed and the heated cement sidewalk was damaged. Experts had been consulted and work would be performed but a permanent solution would not be in place for another year as it would be necessary to continue to monitor the ground. Rob Harper said work would be underway during the next week and the area would be seeded and irrigation was in place.

Rosalind said the flower bed at the L Building was underway. Rosalind said the hot tub cover had been damaged and there had been problems with the hot tub lock. Both items were being dealt with. Rosalind explained not all owners participated in the use of the hot tub and without the lock being operational it was difficult to keep rental guests from non-participating units from using the hot tub.

Rosalind explained options were being researched by Toad for the walkway between the J, K and L Buildings. Rosalind said parking continued to be a problem and lines between parking spaces would be added shortly in an attempt to manage parking.

Rosalind said the recent settlement with Garfield & Hecht, PC had been taken from the Reserves so it would be necessary to come up with a plan to bring the Reserves back up to \$100,000.

Rob Harper said financial information through June had been circulated prior to the meeting. Rob explained operating costs were close to Budget and repairs to the K1E unit had been finished and the unit was now renting for \$1,500 per month. Snow removal was under Budget and several deferred repair and maintenance items had been completed around the buildings. Rosalind Cross explained the annual transfer of funds from dues collection to the Reserve Account had been suspended when the account reached the goal of \$100,000 and Andy McNeill suggested reinstating that transfer to once again build up Reserves. Rosalind said the Board would be discussing that as part of the next meeting.

Rosalind Cross said additional snow fences would be added to satisfy the new Town of Mt. Crested Butte short term rental regulations regarding egress as well as preventing damage to utility supply.

Aaron Huckstep (Huck) said the Bylaws required in-person attendance at the meeting and Huck recommended adopting an interpretation of the phrase "in person" used in Article II, Section IV of the Bylaws for the current meeting and future meetings to permit participation by videoconference. Amy Savin made a motion to adopt the interpretation of the phrase "in-person" in Article II, Section IV of the Bylaws to include videoconference, with video or just audio, for this meeting and all future meetings. Brian Murray seconded the motion and it was unanimously approved.

Huck said an interpretation of Article II, Section II of the Bylaws was required regarding secret voting for Executive Board positions via email with the assistance of a designated representative of Toad Property Management, pursuant to CRS 38-33.3-310(1)(b). Huck clarified the voting via email would be for today's meeting and future meetings and there would be benefits to using the email method of voting even if there was just one individual running for one seat. After a short discussion Amy Savin made a motion to adopt an interpretation of Article II, Section II of the Bylaws to allow secret voting for Executive Board positions to occur by email or other technological means with the assistance of a designated representative of the Association's property manager or the Association's legal counsel pursuant to CRS 38-22.2-310(1)(b). Rosalind Cross seconded the motion and it was unanimously approved.

Rob Harper said any short term renters arriving with a service dog must provide documentation to Toad Property Management prior to the guests arriving as the Association did not permit renters to have dogs. Rob asked that owners provide contact details of property managers for individual units so that Toad could easily make contact if any problems came up.

Rosalind Cross said Julia Gearhart for the J and K Buildings and Brian Murry for the L Building were both completing their current terms. Amy Savin explained the process to vote using the private chat area of Zoom. Julia Gearhart said she was willing to continue on the Board and no additional names were put forward and Aaron Huckstep asked for J and K Building owners to send in their votes via Zoom. Julia was elected to the Board for an additional three year term.

Nominations were made for Geoff Gough and Melissa Stewart to join the Board for the L Building. Owners submitted their votes and Rob Harper confirmed Melissa Stewart had received the majority of the votes and Melissa was elected to the Board for a three year term.

Rosalind Cross made a motion to adjourn the meeting at 10:17 am. Stephanie Duffield seconded the motion and it was unanimously approved.