

**CRESTED MOUNTAIN NORTH HOMEOWNER ASSOCIATION
ANNUAL MEMBER MEETING
Monday, August 5, 2019
Office of Toad Property Management, 318 Elk Avenue, Suite 24
Crested Butte, Colorado**

Present: Rosalind Cross (J1, J2 and L6)
Julia Gearhart (K1)
Andy McNeill (L8)
Amy Savin (L5)
Rob Harper, Toad Property Management

By Phone: Brian Murray (L3)
Luke Duffield (J4)
Lauren Shomaker (L7)
Lindsey Olsen (J5)
Carl Stewart (L4)

Proxy to Andy McNeill: Michael Jenkins (L2)

Proxy to Amy Savin: Brian Murray (L3)

Proxy to Rosalind Cross: Charlie Doan (J3)
Lindsey Olsen (J5)
Johnny Jost (J6)
Carl Stewart (L4)
Lauren Shomaker (L7)

Rosalind Cross took the roll call, confirmed a quorum and the meeting was called to order at 1:05 pm. Rob Harper confirmed notice of the meeting went out by email on June 22, 2019 and all owners had signed a waiver to accept notice by email instead of regular mail.

Julia Gearhart made a motion to approve the minutes of the August 6, 2018 meeting. Andy McNeill seconded the motion and it was unanimously approved.

Rosalind Cross said there was a significant labor shortage throughout Crested Butte so maintenance projects were taking longer to be completed and asked owners to notify Toad if they noticed any items which required attention.

Rob Harper confirmed the Town of Mt. Crested Butte had signed off on the Pinnacle Construction work but there was a list of items required by the Association so final payment had not yet been made. Rosalind Cross said the gardens and pots were looking good, reseeding of large areas was underway, the irrigation was working and new path lights were in place. Rosalind explained a contract had been signed and a deposit paid to Aspen Foundation for the work on the L Building foundation and work was expected to start in mid-September. Rob Harper said he was meeting with contractors to obtain bids for installing guttering on the L Building prior to the mid-September work commencing. Rosalind said Pinnacle Construction would be installing roof fences on the J and K Buildings but no start date had been given for that work and Rob said he would be obtaining another proposal. Rosalind said new heated cement pads, a flower bed and irrigation at the back of the L Building would be installed to complete the project.

Rob Harper confirmed the parking lot would be seal coated by the end of August. Rosalind Cross confirmed 9 inches of asphalt had been applied at the dumpster area and adjustments made to water

runoff areas to avoid future damage. Rosalind said the lock for the hot tub would be installed as soon as possible.

Rosalind Cross said the employee unit, K1E, required significant work to restore the unit. Rosalind explained a lease had been entered into for July through November and the unit would be restored prior to a new lease commencing. Rosalind explained two months rental income had been lost but the unit was in such poor condition it had been difficult to find anybody willing to live in the unit in its current condition.

After a long discussion it was agreed not to proceed with recycling at the present time as it was felt it would not be possible to adequately control the recycling by the renters of units which would result in the Association wasting money on the service.

Rosalind said three Board members would be researching Directors & Officers Insurance renewal rates. Rosalind explained she would be completing coordination of the projects related with the fire but would like to handover the role of President to somebody in the future. Rosalind suggested holding the annual meeting on a different day in the future to avoid the busy Arts Fair weekend.

Andy McNeill said the finances of the association were good and Rob Harper said most items were under budget. Rob explained snow removal was over budget due to the significant snowfall during the winter.

Rosalind Cross said the governing documents of the association would be reviewed once all the current major building projects were completed.

Amy Savin asked for clarification on owner's eligibility to run for the Board and Amy agreed to provide a summary to the Board which had been previously prepared.

Rosalind explained Andy McNeill was willing to continue on the Board for an additional term as the at-large member and there were no additional names put forward. Amy Savin made a motion to appoint Andy McNeill to the Board for an additional term. Luke Duffield seconded the motion and it was unanimously approved.

The date of the next meeting was set for Wednesday, July 29, 2020 at 9:00 am.

As there were no additional questions or comments the meeting adjourned at 1:35 pm.

Prepared by Rob Harper, Toad Property Management