

**CRESTED MOUNTAIN NORTH HOMEOWNER ASSOCIATION
ANNUAL MEMBER MEETING
Wednesday, November 15, 2023 – 2:00 P.M.
VIA ZOOM**

Present: Rosalind Cross (J1, J2)
Julia Gearhart (K1)
Carl and Melissa Stewart (L4)
Lisa Schneider (J6)
Bryan Orsborn (L6)
Anne Chang (L3)
Jody Savin (L9)
Brett Shomaker (L7)
Caroline Hill and Matt Russell (L2)
Luke Duffield (J3 & J4)
Joe Robinson, Toad Property Management

Proxy to Melissa Stewart: Bill Eggert (L8)
Amy Savin (L5)
Olsons (J5)

The meeting was called to order at 2:06 p.m. Joe Robinson took the roll call, confirmed a quorum with 88.78% of owners of an undivided interest in the G.C.E. present. Joe confirmed notice of the meeting went out by email on October 26, 2023.

Melissa Stewart made a motion to approve the minutes of the November 16, 2022 meeting. Rosalind Cross seconded the motion and it was unanimously approved.

Joe Robinson explained it had been a busy year for the Board. Joe said the Board had been very engaged and responsive as the Board attempted to resolve the issues with the L Building heat. Joe thanked the volunteer Board members for their efforts.

Joe Robinson said Julia Gearhart and Melissa Stewart had terms expiring on the Board. Melissa Stewart had volunteered to once again represent the L Building and Greg Gearhart had volunteered to represent the J & K Buildings for three year terms. No additional names were put forward.

Bryan Orsborn made a motion to appoint Melissa Stewart to a three year term on the Board representing the L Building. Brett Shomaker seconded the motion and it was unanimously approved by a majority of the L Building owners.

Lisa Schneider made a motion to appoint Greg Gearhart to a three year term on the Board representing the J & K Buildings. Julia Gearhart seconded the motion and it was approved by a majority of the J & K Building owners.

Rosalind Cross expressed concern about the election process conducted at the meeting and after asking all the J & K Building owners participating in the meeting there was unanimous approval to Greg Gearhart joining the Board for a three year term.

Melissa Stewart gave an update on the L Building boilers. Melissa explained both boilers in the L Building were now up and running. Melissa said AquaChem had been engaged for water testing and AquaChem would either test water every quarter or train a representative of Toad to perform the testing. As one boiler had operated independently for approximately 18 months Controlled Hydronics had been hired to check and service that boiler. Some units in the L Building were still experiencing overheating

and Controlled Hydronics had inspected but had not yet provided an answer. Melissa said it might be Spring before Controlled Hydronics were able to address the overheating in some units.

Melissa Stewart explained there would be a meeting scheduled for the L Building owners. Melissa said the Board would hold an Executive Session on November 17th to discuss legal matters relating to the L Building boilers and potential liability. As soon as advice from legal counsel had been obtained the meeting for L Building owners would be scheduled. Melissa thanked the owners for their patience.

Joe Robinson confirmed Nick from Toad was working with AquaChem. Controlled Hydronics would be replacing the condensation filters in the boilers as part of an upcoming maintenance agreement.

Joe said the replacement of the hot tub and surrounding deck had been scheduled for this year using capital funds. The estimates for the work had all been high and the Board had decided to push the replacement back and instead make some improvements. Joe said CB Hot Tubs had inspected the tub and recommended replacing the jets and the control board. Joe confirmed some minor repairs and staining had been completed on the hot tub deck and the hot tub would be operational within a week when the ski area opened.

Joe Robinson said financial audits were currently completed every two years. Rosalind Cross said the cost of the audit had increased significantly over the past few years and suggested an audit every three or five years instead of two years. Rosalind explained it would be necessary to hold a vote to make the amendment to the Bylaws. Joe explained a change to the Bylaws would require 70% approval and probably another meeting. After discussion there was a straw poll which confirmed there might be sufficient support to make the amendment to the Bylaws. The Board agreed to review the process for a vote to amend the Bylaws and Joe said he would send an email to the Board.

Joe Robinson explained the 2023/2024 Budget had been approved by the Board. The Budget had an 8% increase in Operating Dues and the Capital Assessments had been increased to \$25,000. Joe explained the 8% increase was lower than many associations in the valley. The Board had reviewed the increases in operating expenses and based a Budget on actual expenses. Snow removal had been based on estimated costs and not the high expenses incurred in 2022/2023 which was a 300+ inch snow year. Joe explained roof snow removal would be performed by Snow Gurus, instead of Pinnacle, as the cost would be lower but service would not suffer from the price reduction.

Joe explained the Reserve Study had recommended an increase in Capital Assessments and the Board had decided on an increase to \$25,000 in preparation for future identified capital expenses. Joe said L Building owners had been reimbursing the capital reserves for expenses related to the boiler issues. Joe explained there would be further special assessments to L Building owners in 2024, one in February and one in August.

Concern was expressed about the 8% increase and a request was made to reduce costs where possible and avoid future increases of that size. Rosalind Cross said there had been a significant increase in insurance premiums. The Board had considered increasing the deductible but after review it was not considered to be a benefit to the Association. Rosalind confirmed the Board was concerned about increased costs and would continue to review options to reduce expenses where possible.

Rosalind Cross explained the heating issues in the L Building had been over several years and during 2022/2023 the L Building owners had started to reimburse the Association Reserves. Melissa Stewart said there would always be ongoing L Building specific expenses and the Board would continue to review how to assess L Building owners without having multiple special assessments each year.

Rosalind Cross made a motion to ratify the 2023/2024 Budget as presented. Lisa Schneider seconded the motion and it was unanimously approved.

Rosalind Cross thanked Julia Gearhart for her years of service on the Board.

Joe Robinson said an estimate had been obtained from Peakview Stucco from Colorado Springs for repair of stone work in several locations. The Board would consider the estimate. Rosalind Cross said some of the damage had been caused by Pinnacle during snow removal and Joe Robinson said he would reach out to Pinnacle about that small area. Joe confirmed the Peakview estimate for the repair of the stonework in front of the J Building was \$6,100.

The next meeting was scheduled for Wednesday, November 13, 2024 at 2:00 p.m.

Joe explained there would be a short Board meeting immediately after the annual meeting and said owners were welcome to remain on the Zoom call.

At 3:22 p.m. Melissa Stewart made a motion to adjourn the meeting. Brett Shomaker seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management