

MINUTES
BOARD OF DIRECTORS MEETING
CREST HOUSE CONDOMINIUM ASSOCIATION
WEDNESDAY, APRIL 24, 2024
4:30 P.M.
CRESTED BUTTE AND VIA ZOOM

Present: Martin Catmur
Mindy Sturm
Amy Steckdaub
Melissa Sonnier and Nettie (new owner of Unit 4)
Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Kat called the meeting to order at 4:33 p.m. and confirmed there was a quorum with all Board members participating.

Martin made a motion to approve the minutes of the December 14, 2023 meeting. Amy seconded the motion and it was unanimously approved.

Prior to the meeting draft Rules and Regulations had been circulated. Mindy explained some language had been added to the Regulations following discussion at the annual meeting. Amy said she had taken that information, condensed it and made a few changes so the Regulations would be kept to one page. Amy explained the proposed changes. It was agreed the cleaning crew would be responsible for emptying the trash bag at the new dog poop station. No pet fee would be introduced at this time but would be considered in the future if necessary. Dogs must be kept on a leash when in Crest House common areas, including the entering and leaving of the building.

Units would have two parking spaces but no additional guest parking. Mindy stressed the need to have the lines painted and parking spaces to be numbered. The painting of the lines for parking spaces could be completed the same day as a community clean up. Kat agreed to order parking tags to hang from the vehicle mirror of a vehicle. The tags would display the year and new tags would only be handed out if the prior year tag was returned.

Amy said she had a small box/bench outside her unit which was not impeding access. Kat agreed to reach out to the owner of the opposite unit to obtain their approval for the box to remain in that location.

Kat said she would research the regulations for gas grills on the decks.

Concern was expressed about a dirt bike being parked by the front door. Kat confirmed the tenant had moved the dirt bike to their parking space and would not park by the front door.

Kat explained the Colorado legislation regarding violation of Rules and Regulations currently required verbal notice, written notice and then a Certified letter giving 30 days to rectify the violation. If the violation was not rectified within the 30 day notice period fines could be applied.

Prior to the meeting estimates for new carpet had been distributed to the Board for review. A special assessment of \$300 per unit had already been levied and an additional \$200 per unit would be required to replace carpet with a better quality carpet costing \$2,829. Mindy made a motion for an immediate special assessment of \$200 per unit to be used for carpet replacement. Amy seconded the motion and it was unanimously approved. Mindy made a motion for the \$200 special assessment to be due by May 15, 2024. Amy seconded the motion and it was unanimously approved. Kat agreed to order the carpet and schedule the work for as soon as possible.

The next meeting was scheduled for Wednesday, May 15, 2024 at 4:00 p.m. (MT) to cover items not discussed on the current Agenda. Amended Rules and Regulations and an Agenda would be circulated to the Board at least a week prior to the meeting.

At 5:45 p.m. the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management