

MINUTES
BOARD OF DIRECTORS MEETING
CREST HOUSE CONDOMINIUM ASSOCIATION
WEDNESDAY, MAY 15, 2024
4:00 P.M.
CRESTED BUTTE AND VIA ZOOM

Present: Martin Catmur
Mindy Sturm
Amy Steckdaub
Melissa Sonnier, RC Roederer and Nettie Gruber (new owners)
Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Kat called the meeting to order at 4:00 p.m. and confirmed there was a quorum with all Board members participating.

Martin made a motion to approve the minutes of the April 24, 2024 meeting. Amy seconded the motion and it was unanimously approved.

Kat confirmed the stair carpet had been ordered with High Country Carpets and the earliest installation would be the week of June 17th. The \$200 special assessment for the higher quality carpet had been received from all owners.

Martin said the Town of Mt. Crested Butte clean up day was scheduled for Saturday, June 1, 2024 and dumpsters would be available. It was agreed to hold the owner's clean up day on June 1st at Noon and Toad would do the markings in the parking lot on that same day, weather permitting. Kat confirmed notices would be delivered to all units to move vehicles and also to remove or tag any items on the outside of the building which needed to be kept. Toad would order the paint for the parking lot.

Kat agreed to review any governing documents for the Association which had been updated in accordance with Colorado legislation and circulate those to the Board.

Kat said Drake Austin Construction had consulted with an attorney regarding the outstanding Town of Mt. Crested Butte Permit Fee of \$6,419.55. In their opinion Section II of the Construction Contract made the Association responsible for that cost. Kat confirmed at the time of the sale of Unit 4 funds of \$1,500 had been held in escrow and that escrow would expire in June. A special assessment of \$1,500 per unit had been approved at an earlier meeting with the extra funds going to the Reserve Account. After discussion Mindy made a motion for a special assessment of \$1,100 per unit to pay Drake Austin Construction for the Permit Fee with the approximately \$30 per unit going to the Reserve Account. Amy seconded the motion. Concern was expressed about the accounting for the Reserve Account funds and Kat said the accounting department could participate in a meeting to answer any questions. The motion was unanimously approved and payment of the special assessment would be due by May 24, 2024. Drake Austin

Construction would be paid the \$6,419.55 for the Permit Fee as soon as funds were available. Kat confirmed the checking account currently had \$4,018.

Mindy suggested owners complete a form identifying the preferred method of communication to assist with transparency within the Association. Kat agreed to get a form sent out to all owners.

Kat shared research on Squatter Claims within Colorado. Mindy explained her request for the information, including information regarding Bed Bugs and Lead Based Paint was relevant for any owners long term renting their unit. Kat said her research was available to all owners and included information regarding potential Radon testing.

Amy said the request for dogs to be on a leash when outside a unit was not consistent with the Town of Mt. Crested Butte regulations and might be difficult to enforce. Amy explained the Rules & Regulations had been amended to be more consistent with the Town regulations. It was agreed a timeframe of 30 days would be added to the Rules & Regulations for an owner to notify the Management Company of a vehicle change/new license plate number. Corrections would be made in the Parking paragraphs regarding items outside the building.

Kat confirmed the Mt. Crested Butte Town Code did not permit grills of any kind on decks unless the deck had a sprinkler system installed or at least 10 feet of space around the grill. The Rules & Regulations would continue to state no grills of any kind on decks.

The Penalties and/or Fee section would be left at one week to rectify any violation.

Amy made a motion to approve the Rules & Regulations with the above changes: owner responsibility to notify the management company of any changes to vehicles/license plate numbers within 30 days, correction of typos in the Parking paragraph and the removal of the requirement to have dogs on a leash outside of any unit. Mindy seconded the motion and it was unanimously approved.

Kat confirmed the cleaning crew would be removing the waste bags from the trash can on the outside. Martin expressed concern about bikes being stored in front of the dog waste station on the entry porch. Concern was expressed about bikes being against the new siding and an additional bike rack was discussed for placement at the front of the building between the porch and the decks of Unit 1 or 2. Kat agreed to research further and RC offered to measure the spaces.

Kat explained an online parking permit company required a minimum order of 50 for the personalized hang tags at a cost of approximately \$100. A less expensive option would be the "write-in" parking permits available on Amazon which could be ordered in smaller numbers. Mindy and Brandon/Kat agreed to review options which would be less expensive but allow specific information to be added and not easily duplicated.

Kat explained at the annual meeting it had been decided to discontinue the temporary building wide internet and owners/tenants would be responsible for their own internet. Kat agreed to cancel the internet service effective May 31, 2024.

Concern was expressed about the condition of the interior unit doors. Unit 4 had recently disposed of the paint stored in the Unit 4 exterior closet. Kat agreed to research options for leftover paint from other projects.

Unit 6 did not have any concerns regarding the bench outside the door of Unit 5.

Concern was expressed about the mud around the dumpster area. The dumpster area was owned by Elk Ridge II and they would need to be part of any solution. Brandon agreed to follow up with Elk Ridge II and a temporary solution might be available.

At 5:23 p.m. Martin made a motion to adjourn. The motion received a second and was unanimously approved.

Prepared by Rob Harper,
Toad Property Management