

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
TUESDAY, OCTOBER 1, 2019 – 5:00 P.M.
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Those present:

Andrea Ouimet
Michelle Gerber
Dustin Dyar
Steve Rosati
Rebecca and Christoph Peherstorfer
Scottie Ewing (by phone)
Rob Harper, Toad Property Management, Inc.
Peggy Langewisch, Toad Property Management, Inc.
Ian Ryder, Toad Property Management, Inc.

Proxies to Andrea Ouimet:

Anna Cobb

Rob called the meeting to order at 5:05 pm. Rob said notice of the meeting was mailed to all owners on September 3, 2019.

Andrea made a motion to approve the minutes of the October 2, 2018 meeting. Michelle seconded the motion and it was unanimously approved.

Rob said snow removal was under budget despite the significant amount of heavy, wet snow. Rob said \$10,500 had been collected from the special assessment to go towards exterior maintenance during the first seven months of the year but operating expenses continued to increase and dues had not kept up with those increases.

Rob explained the draft 2020 Budget had a significant increase in dues to cover operating expenses and raise money for future special projects on exterior maintenance. Andrea explained Unit 10 had asked to be included in the special assessment for exterior maintenance and for his unit to be included in the future work.

After a long discussion it was agreed Toad would take over all the landscaping of the common areas and on May 20, 2020 there would be a meeting on site to give owners an opportunity to advise Toad of specific areas they wanted to maintain themselves, at their own expense.

It was agreed the owners replacing the deck at Unit 9 would be reimbursed for the materials used.

Rob said he had gone back through the records and dues had remained at the same level since 2006. If dues had increased at 2.5% each year since 2006 the dues would now be similar to the level proposed in the draft 2020 Budget. After a long discussion Michelle made a motion to increase dues to \$275 per month, per unit, \$151 for Unit 10 per month and the special assessment increased to \$175 per month, per unit with both increases effective January 1, 2020 and invoiced quarterly. Rob agreed to contact Joe Armour and request an estimate for replacing siding, windows, etc with Joe being paid for the half a day he would spend reviewing the buildings. Further discussion regarding financing the project would occur after the rough estimate was received and then additional contractors would be contacted to bid on the specific scope of work.

Rob explained Suzette Gainous had resigned from the Board and Rebecca volunteered to complete the term until 2021. Andrea made a motion to appoint Rebecca to the Board as Vice President to complete the term vacated by Suzette. Michelle seconded the motion and it was unanimously approved.

It was agreed the next annual meeting would be held on October 6, 2020 at 5 pm.

Andrea made a motion to adjourn the meeting at 6:05 pm. Michelle seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Inc.