

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
TUESDAY, OCTOBER 2, 2018 – 5:00 P.M.  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Those present:

Andrea Ouimet  
Michelle Gerber  
Suzette Gainous  
Rebecca and Christoph Peherstorfer  
Rob Harper, Toad Property Management, Inc.  
Jim Ruthven, Toad Property Management, Inc.

Proxies to Andrea Ouimet:

Tim Kelly  
Anna Cobb

Rob called the meeting to order at 5:04 pm. Rob said that notice of the meeting was mailed to all owners on September 8, 2018.

Michelle made a motion to approve the minutes from the October 5, 2017 meeting. Andrea seconded the motion and it was unanimously approved.

Rob said Unit 6 had been operating a firewood business behind the back of the unit and on Pitchfork land and using pallets as fencing. Concern was expressed about the fire hazard as well as the chainsaw noise and mess. Rob explained a letter had been sent to the owner and although activity had been reduced the pallets and mess on condominium land remained unacceptable. After discussion it was agreed to fine the owner of Unit 6 \$20 per day until the tenant had removed the pallets, logs, mess and debris. Rob agreed to send a certified letter to the owner.

Andrea said she was willing to continue mowing and watering and said the Town of Mt. Crested Butte had planted two trees and added boulders in front of Unit 10 as part of the easement for the recreational path.

Rob said Clean Sweep would be at Elk Ridge in October to sweep the chimneys. Rob explained maintenance expenses included deck repair at Unit 4, railing replacement next to Unit 5, rim joists and siding on Unit 9 and the retaining wall.

After discussion it was agreed to keep the dues at the current level and in January 2019 there would be a special assessment of \$250 per unit and that money would go into the reserve fund for future maintenance projects. Andrea made a motion to approve the 2019

Budget with the amendments. Michelle seconded the motion and it was unanimously approved.

Andrea made a motion to appoint Michelle to the Board for an additional three year term. Suzette seconded the motion and it was unanimously approved.

Rob agreed to contact the owner of Unit 7 requesting the removal of the trailer from the parking lot. Andrea said Unit 1 tenants had three vehicles and Rob agreed to speak to Peak Property Management. It was agreed windows, siding, railings and decks would need to be replaced soon and the association needed to start building a reserve. Jim said a local bank was currently lending money to associations for capital and maintenance projects and Rob warned insurance companies had been cancelling condominium policies within the valley if maintenance projects were deferred too long. Rob agreed to talk to contractors for a bid for exterior maintenance and also talk to the bank regarding financing options. Rebecca asked for a February meeting to discuss a plan for exterior maintenance and it was agreed to schedule the meeting for February 1, 2019 at 5 pm.

It was agreed the 2019 annual meeting would be held on Tuesday, October 1, 2019 at 5 pm.

Andrea made a motion to adjourn the meeting at 6:10 pm. Rebecca seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management, Inc.