

**ELK RIDGE II CONDOMINIUMS ASSOCIATION  
ANNUAL MEETING NOTICE AND PROXY  
WEDNESDAY, FEBRUARY 21<sup>ST</sup> 4:00PM (MOUNTAIN TIME)  
ZOOM ONLY MEETING**

**ZOOM INFORMATION ATTACHED**

You are hereby notified that the Annual Meeting of the members of the Crest House Condominiums Association has been scheduled for Wednesday, February 21st 2024 at 4:00PM. If you are unable to participate via Zoom, please fill out the proxy form below and return.

I (we) as owners of Unit and member of Crest House Condominiums Association hereby appoint the said person as my (our) proxy for the Annual Meeting of the Membership of the Association. Said meeting is to be held Wednesday, February 21<sup>st</sup>, 2024 at 4:00PM via Zoom. You must designate a specific member of the Association or your legal representative to vote as your proxy, and that individual must be present at the meeting for your designation to be valid. The proxy will expire 30 days after the Annual Meeting of the Owners.

I hereby designate the following person as my proxy:

( ) Andrea Ouimet, President

( ) Michelle Gerber, Vice President

**OR**

( ) \_\_\_\_\_

\_\_\_\_\_  
Owner/Unit Number

\_\_\_\_\_  
Date

E-mail address \_\_\_\_\_

**PLEASE RETURN YOUR PROXY BY NOON, FEBRUARY 20<sup>TH</sup> 2024, TO  
CREST HOUSE CONDO ASSOC, P.O. BOX 2776, CRESTED BUTTE, CO  
81224 or to: [kat@toadpropertymanagement.coM](mailto:kat@toadpropertymanagement.coM)**



TOAD PROPERTY MANAGEMENT  
318 Elk Avenue | PO Box 2776  
Crested Butte CO 81224  
t: 970-349-2773 | w: [toadpropertymanagement.com](http://toadpropertymanagement.com)

# **Toad Property Management is inviting you to a scheduled Zoom meeting.**

Topic: Elk Ridge II Annual Meeting

Time: Feb 21, 2024 04:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86857785267>

Meeting ID: 868 5778 5267



TOAD PROPERTY MANAGEMENT

318 Elk Avenue | PO Box 2776

Crested Butte CO 81224

t: 970-349-2773 | w: [toadpropertymanagement.com](http://toadpropertymanagement.com)

# **ELK RIDGE II CONDOS ANNUAL OWNERS MEETING**

February 21<sup>ST</sup> 2024

Via Zoom Link

## **AGENDA**

- Call to Order
- Roll Call
- Establish Quorum

## **BUSINESS**

- President's Report
- Manager's Report
- 2023 Financials
- Ratification of 2024 Operating Budget
- Old Business
- New Business

## **ADJOURN**

**\*This agenda is subject to change prior to the meeting**



**TOAD PROPERTY MANAGEMENT**

318 Elk Avenue | PO Box 2776

Crested Butte CO 81224

t: 970-349-2773 | w: [toadpropertymanagement.com](http://toadpropertymanagement.com)

# Elk Ridge II: 2023 & 2024 Draft Budget

Exported On: 02/08/2024 10:46 AM

Properties: Elk Ridge II Association - 271 Gothic Road Mt Crested Butte, CO 81225

Period Range: Jan 2023 to Dec 2023

Comparison Period Range: Jan 2024 to Dec 2024

Account Name	2023 Actual	2023 Budget	2024 Draft Budget
Income			
Dues	35,620.00	36,282.00	38,155.00
Interest	14.99	0.00	0.00
Penalties/Interest	1,508.11	0.00	0.00
Total Budgeted Operating Income	37,143.10	36,282.00	38,155.00
Expense			
Management fees	2,340.00	2,527.00	2,730.00
Insurance	6,701.52	7,695.00	8,340.00
ADMIN/OFFICE			
Accountant	342.00	310.00	310.00
General Admin: Filing Fees, Postage, Copies	59.50	150.00	75.00
Total ADMIN/OFFICE	401.50	460.00	385.00
REPAIRS AND MAINTENANCE			
Repairs and Maintenance - General	2,578.15	3,000.00	2,500.00
Total REPAIRS AND MAINTENANCE	2,578.15	3,000.00	2,500.00
BUILDING MAINTENANCE			
Chimney/Fireplace inspect, repair, clean	1,000.00	900.00	1,000.00
Total BUILDING MAINTENANCE	1,000.00	900.00	1,000.00
SNOW REMOVAL / SNOW PLOWING			
Snow Removal - General	7,197.31	3,000.00	4,000.00
Total SNOW REMOVAL / SNOW PLOWING	7,197.31	3,000.00	4,000.00
UTILITIES			
Utilities - Water/Sewer	15,260.22	13,200.00	13,200.00
Utilities - Trash/Recycle	7,336.91	5,500.00	6,000.00
Total UTILITIES	22,597.13	18,700.00	19,200.00
Total Budgeted Operating Expense	42,815.61	36,282.00	38,155.00
Total Budgeted Operating Income	37,143.10	36,282.00	38,155.00
Total Budgeted Operating Expense	42,815.61	36,282.00	38,155.00
NOI - Net Operating Income	-5,672.51	0.00	0.00
Other Income			
Special Assessment - Capital	18,900.00	0.00	0.00
Total Budgeted Other Income	18,900.00	0.00	0.00
Net Other Income	18,900.00	0.00	0.00
Total Budgeted Income	56,043.10	36,282.00	38,155.00
Total Budgeted Expense	42,815.61	36,282.00	38,155.00
Net Income	13,227.49	0.00	0.00