

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY, AUGUST 24, 2021 – 5:30 P.M.  
VIA ZOOM**

Chet called the meeting to order at 5:31 p.m. and confirmed there was a quorum with all three Board members participating.

Those present:

Andrea Ouimet  
Michelle Gerber  
Rebecca Vehik  
Chet Boyce, Toad Property Management (Manager)

Andrea made a motion to approve the minutes of the March 30, 2021 meeting. Michelle seconded the motion and it was unanimously approved.

Prior to the meeting Chet distributed a draft 2022 Budget. It was generally agreed it was essential to have funds in reserve to cover unexpected or emergency repairs. Concern was expressed about a dues increase and Andrea suggested removing the expense for landscaping as the work was being performed by owners and that would reduce Budget expenses by \$2,500. Chet explained insurance, utilities and the management fee had increased significantly in the 2022 Budget. Chet said the management fee needed to increase due to increased labor costs and housing costs in the valley and the hourly rate for maintenance had also increased.

Chet explained the repairs for the electrical boxes did not meet the deductible on the insurance. The final figure for the sewage issue was not yet known and ServPro was in contact with the insurance company for the association and also the insurance company for the unit. Chet confirmed ServPro had removed the damaged areas of the unit and confirmed there was not a moisture issue in the unit or adjoining walls.

Concern was expressed about Unit 10 not paying full dues and not performing regular exterior maintenance. After discussion Michelle made a motion that Unit 10 pay dues equal in amount to Units 1 – 9. Andrea seconded the motion and it was unanimously approved.

Michelle asked if the association had loss assessment insurance and Chet explained loss assessment insurance was an individual unit expense and not an association expense. Michelle said she would continue to research.

Chet said fireplace inspections would be scheduled for the Fall.

After discussion it was agreed to continue with the \$175 per month, per unit, exterior remodel special assessment.

Andrea made a motion to approve the 2022 Budget with amendments to the landscaping expense and reducing the dues increase. Michelle seconded the motion and it was unanimously approved.

Chet confirmed Crest House paid 40% of the dumpster cost based on the number of units. Recycling had been discontinued as the recycling was being comingled and the trash company would not accept the recycling. Chet said after the insurance company inspected the buildings warning letters and subsequently fines had been issued for units with items stored on decks. As recycling was not available by the dumpster the rules and regulations would need to be amended so individual owners could temporarily store recycling on their deck. Insurance company concerns might prohibit the temporary storage of cardboard. Rebecca stressed the importance of recycling and potential recycling sites, which were not so visible from Gothic Road, would be considered. Rebecca agreed to review the Rules and Regulations and propose changes.

Andrea said an owner wanted to add additional windows at the front of their unit which would change the appearance of that unit. Specifications for the changes had not been submitted and concern was expressed about one unit looking significantly different from other units. After discussion it was agreed exterior changes needed to look similar to other units so the buildings retained the uniform look.

At 6:32 pm Andrea made a motion to adjourn the meeting. Rebecca seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management