

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
MONDAY, OCTOBER 20, 2014 – 5:00 P.M.  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Angela Reeves, Manager, called the meeting to order at 5:00 p.m.

Those present:

Andrea Ouimet  
Michelle Gerber  
Suzette Gainous  
Anna Cobb  
Angela Reeves, Toad Property Management, Inc. (Manager)

Angela Reeves confirmed notice of the meeting had been mailed to all owners on September 12, 2014. Angela said Unit 9 had given their proxy to Andrea Ouimet and the meeting had a quorum. Angela said prior to the meeting a draft 2015 budget had been circulated together with minutes from the October 23, 2013 meeting. Michelle Gerber made a motion to approve the October 23, 2013 minutes as distributed. Andrea Ouimet seconded the motion and it was unanimously approved.

Angela Reeves explained it had once again been a big and expensive year for weed removal due to the wet summer and also a request from the insurance company to remove weeds and reduce fire danger.

Andrea Ouimet said she had put a temporary sign on the dumpster reminding people it was just for use by Elk Ridge II and Crest House owners or tenants and she felt less trash had been dumped at the dumpster. Angela Reeves agreed to obtain a magnetic sign with the same wording as the temporary sign.

Andrea Ouimet said parking had been less of a problem than previous years but suggested lines would help people park in a more orderly way. After discussion it was unanimously agreed lines would be painted in the Spring. Andrea said there was a trailer parked at Elk Ridge II and Angela Reeves agreed to contact the owner.

Andrea Ouimet said she had been too busy to stain the retaining wall and it was agreed the work would be completed in the Spring.

Angela Reeves said the seal coating of the driveway had been completed in July and \$980 had been paid instead of the \$1,470 original quoted by the company. Angela said wet weather had prevented the company from making a repair of the hole which formed near the dumpster after the seal coat was completed.

Angela Reeves said there was approximately \$18,000 in the bank account and the 2015 draft budget kept dues at the same level. The draft 2015 budget was unanimously approved and it was agreed it was necessary to build up a reserve for future major expenses including siding, decks and windows.

Andrea Ouimet said the step at Unit 4 was broken and Angela Reeves said they would repair it.

No additional names were put forward for the board and Andrea Ouimet and Suzette Gainous agreed to continue for an additional three year term.

The meeting adjourned at 6:00 p.m.

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Prepared by Angela H. Reeves  
Toad Property Management, Inc.