

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
TUESDAY, AUGUST 11, 2020 – 2:00 P.M.
VIA ZOOM**

Rob called the meeting to order at 2:07 p.m.

Those present:

Max and Cheryl Lenker, Unit 1
Shane Wharton, Unit 2
Carl and Barb Zander, Unit 3
Kelly Wilhelm, Unit 4
Rob Harper, Toad Property Management

Rob said notice of the meeting had been mailed July 13, 2020 and confirmed the meeting had a quorum with all four units represented. Shane made a motion to approve the August 13, 2019 meeting minutes. Cheryl seconded the motion and it was unanimously approved.

Rob said the building and the landscaping both looked good. Rob explained Pete Oeflein of Blue Dog would be making a roof inspection and addressing any roof issues.

Concern was expressed about the SealCo proposal of approximately \$1,400 to correct the operation of the drain pan. Rob agreed to go back to SealCo as owners felt the drain pan should be correctly installed at SealCo expense. Rob said SealCo would be sealcoating the entire driveway and no crack sealing would be performed this year.

Snow removal had been under Budget due to average snowfall. Rob confirmed \$10,000 had been moved from the Checking Account to the Reserve Account and there was approximately \$36,000 in the two accounts.

Rob explained the 2021 Budget would keep dues at the current level for another year. Insurance premiums had increased which was happening throughout the valley. Rob agreed to follow up with Mt. Crested Butte Water & Sanitation regarding the \$44.36 per month irrigation charge as there were only 4 meters and irrigation water was being taken from Units 1 and 4.

Rob agreed to adjust expense line items on the 2021 Budget to keep dues at the current level and a balanced Budget. Owners would email approval of the amended 2021 Budget.

Prior to the meeting Shane had circulated by email a draft Capital Plan to help anticipate future expenses. Shane explained the Capital Plan and said roof replacement would be a large expense. Changing the roof to metal instead of cedar shake shingles would open up additional insurance markets. A metal roof would require some snow fences and snow

would still have to be removed from the roof. A long discussion followed about the roof and Rob agreed to approach ASR from Denver, who were working on the nearby Gateway remodel, and Pinnacle Construction to obtain ideas regarding the roof. It was agreed the roof repair above Unit 1 would be completed within the next 30 days or the entire roof would be replaced prior to the start of Winter.

Rob agreed to reach out to contractors for stucco repair on one section of the building. Rob agreed to ask Red Mountain Logworks to make an inspection of the railings on the four units.

It was agreed to hold Budget meetings in April each year and discuss maintenance items. The Annual Meeting would be held in May of each year. Quotes and options regarding replacement of the roof would be discussed as soon as possible at a Zoom meeting. Concern was expressed about removing shingles above Unit 1 and repairing that part of the roof if the roof was going to be replaced within a year. Rob agreed to contact roofing contractors and find out if any would be available to replace the entire roof with corrugated metal prior to winter. Roofing options would be discussed at a future Zoom meeting.

Carl made a motion to appoint the following Executive Board, the motion received a second and the motion was unanimously approved:

President	Shane Wharton
Vice President	Cheryl Lenker
Secretary	Kelly Wilhelm
Treasurer	Carl Zander

Boiler inspections were completed in 2019 and would not be completed in 2020. Carl explained the upper level fire alarm battery in each unit had been changed in June 2019 and the battery in each unit would be changed again in June 2021. If the ceiling battery went bad prior to June 2021 the batteries in all four units would be replaced.

At 3:20 pm Carl made a motion to adjourn the meeting. Shane seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management