

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
TUESDAY, AUGUST 13, 2019 – 10:00 A.M.  
TOAD PROPERTY MANAGEMENT OFFICE  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE, CO 81224**

Rob called the meeting to order at 10:10 a.m.

Those present:

Cheryl Lenker, Unit 1  
Carl Zander, Unit 3  
Shane Wharton, Unit 2  
Rob Harper, Toad Property Management  
Peggy Langewisch, Toad Property Management

Rob said notice of the meeting had been mailed June 24, 2019 and confirmed the meeting had a quorum with three of the four units represented. Cheryl made a motion to approve the August 7, 2018 minutes. After review of action items Shane seconded the motion and it was unanimously approved.

Rob said Mike Keith of Complete Coverage was finishing the exterior staining at Hawk's Nest. Rob explained snow removal was over budget as it had been essential to shovel the roofs multiple times because of the significant snowfall and the ice dams. A long discussion followed regarding roof shoveling to prevent leaks and the cost and/or benefits of roof replacement or repair. It was agreed to continue with snow and ice removal from the roof as necessary. Rob said Pete of Blue Dog Home Improvements would inspect the roofs and replace shingles as necessary. Rob said the concrete walkways were deteriorating but it was agreed to leave the concrete for another year. Carl explained the irrigation and the pavers were an ongoing project and Cheryl questioned why the irrigation system was above ground instead of buried or covered in mulch. Carl explained Units 1 and 4 paid for the irrigation water and would be reimbursed by the Association as the Water District had adjusted the method of charging for water usage. Carl said there would be a significant cost to install a separate irrigation meter and the new plumbing.

Carl said the exterior staining estimate was \$10,850 and Carl explained there was an additional \$400 for work on the south end of the building which was missed off that estimate. Cheryl said some fascia had been missed on the south end of the building and it was agreed to follow up with Complete Coverage as necessary.

Rob said insurance might increase next year and roof snow removal was over budget due to the significant snowfall. Rob explained other line items were running close to budget. Carl said in the past dues had been kept lower by assessing a special assessment if snow removal exceeded the budget. Carl suggested protecting the Reserve funds and assessing

a special assessment to cover the exterior staining, the snow removal in excess of budget and the work on the road. After discussion about asphalt repair and concrete valley pan Rob agreed to obtain a concrete bid and speak to Bobby at the Town of Mt. Crested Butte regarding the scope of work for the valley pan. Carl made a motion to assess each unit a \$6,000 special assessment for snow removal overruns, exterior staining and \$3,000 to SealCo for driveway crack sealing and seal coat instead of spending funds from the Reserve. Cheryl seconded the motion and it was unanimously approved. It was agreed the special assessment would be invoiced September 1, 2019 and due October 1, 2019.

Rob agreed to have the stucco on the south side of the building inspected. Rob cautioned it was difficult to match the color of stucco and it might be necessary to paint the stucco after patching.

Cheryl stressed the need to add funds to the Reserve account on a regular basis. After a long discussion Shane made a motion to increase dues to \$700 per month and prepare a simple 10 year plan to decide how much money needed to go into the Reserve account in the future. Carl seconded the motion and it was unanimously approved. It was agreed the dues increase would start September 1, 2019.

Carl made a motion to appoint the following Executive Board, Cheryl seconded the motion and it was unanimously approved:

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

Shane confirmed the insurance review would continue and Rob said current construction costs were approximately \$450 per square foot, without the need to replace a foundation.

Rob said Toad could help with additional small landscape projects that individual owners wanted done.

Carl made a motion to adjourn the meeting at 12:02 pm. Shane seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management