

**HAWK'S NEST TOWN HOMES OWNERS ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
THURSDAY, AUGUST 3, 2015 – 9:00 A.M.
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Richard Price, called the meeting to order at 9:05 a.m.

Those present:

Richard Price, Unit 1
Sue Samuelson, Unit 2
Carl & Barb Zander, Unit 3
Matt Reed, Unit 4
Rob Harper, Toad Property Management, Inc. (Manager)

Rob said notice of the meeting had been mailed June 24, 2015. After a short discussion the July 3, 2014 minutes were unanimously approved.

Manager's Report:

Rob said that he purchased Toad from Gordon and Angela in April 2015. He said that he was here during the water issues with Unit 3. He said that he is working with Gordon and Angela through the transition.

Financial Report:

Richard said that in 2014 the grounds maintenance line was over budget due to the landscaping projects that were completed. He said that the driveway was also sealed which was over budget. Richard said that the snow was also significant and added to the budget overrun. Matt asked who was removing the snow from the roof and commented that he had pictures fall off of the wall from the pounding and the removal procedures. There was a brief discussion about finding another way to remove snow and ice. Rob said that unfortunately there is no simple way to solve the ice problems except for manual removal. Carl asked if there was enough money in the budget to complete this.

Carl suggested that if the snow removal was to exceed the budget that he would prefer to see a special assessment. Richard said that the maintenance budget would not be significant and that he hopes to see some extra being put back into the reserve.

Election:

After a short discussion it was agreed that the Executive Board will be the following:

President	Carl Zander
Vice President	Matt Reed
Secretary	Sue Samuelson
Treasurer	Richard Price

New Business:

Rob explained that the repairs to Unit 3 had been completed and that the insurance process will be finished soon. The deductible paid by the Association was \$1,000 and the Zander's were happy with the repairs.

There was a brief discussion about walk-through inspections during the winter. Everyone was in agreement that if an owner is going to be out of town that the unit needs to have someone check frequently. It was also noted that there are new products available that can monitor the units and send notices if there is a problem.

Sue told everyone that the snow poles are located in her garage.

It was discussed that the master keys need to be checked. Rob will check all of the doors and make sure that Toad can enter all of the units.

After discussion it was agreed that Toad would hire Timberline Mechanical to service the furnace units in all of the units. Sue said that her unit was recently serviced and did not need to be done.

Rob explained the proposal for the new landscaping proposal. Adding plants, rocks, bushes and reconfiguring the irrigation. This was estimated with a possible budget of \$2,000. Carl said that the goal is to add these items to increase the level of finish to compare with the neighboring buildings. It was decided that these projects would be done slowly over the coming year. There was a brief discussion regarding a new sign, this item was tabled until a later date.

There was discussion about changing the address to Hunter Hill Rd. rather than Castle Rd. Rob said that he would look into how to get this changed. Matt also would like to add a community park area in the future.

There are a few places that the Association would like to have stained. Rob agreed that Toad would look at these areas and stain them.

The meeting adjourned at 10:24 a.m.

Prepared by Rob Harper
Toad Property Management, Inc.