

**MEADOW VISTA CONDOMINIUM ASSOCIATION
MEETING OF THE EXECUTIVE BOARD
TUESDAY, NOVEMBER 19, 2024 – 5:30 P.M.
CRESTED BUTTE & ZOOM**

Present: Valerie Strassberg
Martin Catmur
Scott Sanders
Pat Del Tredici
Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 5:30 p.m. and confirmed a quorum.

Martin made a motion to approve the minutes of the March 5, 2024 meeting. Scott seconded the motion and it was unanimously approved.

Brandon said the Metro District could only provide individual water meter readings for some units and only for a few months. Two units still required a water meter to be installed. Owners with new meters would be able to sign into a website to monitor water usage and Brandon agreed to share the meter account and ID numbers to the Board. The individual water meters should be fully operational in 2025 and at the present time all 2024 information was on a fixed rate. The Association currently paid water and sewer invoices but how the Metro District charged usage was unclear, especially for irrigation usage. It was generally agreed the irrigation meter should not be receiving a charge for sewer.

Valerie asked for an example from the Metro District to explain how the water and sewer rates for each unit were calculated. Brandon said he would reach out to the Metro District for more information as the individual monitoring was meant to commence January 2025. Brandon would also ask about the Metro District individual accounts as that information did not seem to be set up yet. How the Metro District would deal with the Availability Charge for each unit or the Association would also be investigated.

Brandon explained there had been some snow removal at the buildings. In the future the snow shoveling would only happen after 4 inches of snow in CB South. Brandon agreed to check the rate and availability of the roof snow removal contractor, Elite Property Management, for a late January or February clearing of the roofs.

Brandon said the Farmers Insurance had significantly increased, approximately 40%. The increase was less than some associations had faced. Brandon shared the September renewal policy with the Board and said Toad did research prior to renewal. The deductible had been increased from \$1,000 to \$5,000 as agreed by the Board prior to renewal. Renewal rates might increase again in September 2025.

Brandon explained roof repairs and a screw and glue had been completed. Brandon said he was not aware of any other expenses. SealCo had completed sealcoating of the driveway. The Operating Account had approximately \$9,000 and the Reserve Account had \$1,000. It was

agreed the \$100 per unit, per month, would continue to build up the Reserve Account after depleting it with the sealcoating of the driveway. The Reserve funds would only be used for capital projects and not for general operating expenses. Martin suggested providing a cushion for any operating expenses exceeding Budget, a big snow year for example. If it was not necessary to spend all of the funds the money could go towards Reserve or other projects. An Operating Contingency Fund could be funded in the Budget to provide that cushion.

Brandon said he was working on a Capital Plan for the Board to review at a future Board meeting.

Brandon said he would follow up with CB South Metro District and continue to work on the 2025 Budget. Brandon would also reach out to Waste Management to try to obtain renewal rates. Concern was expressed about the large increases from Waste Management and Golden Eagle could be considered in the future when the existing WM contract was ending.

Brandon agreed to check for any Board terms expiring at the 2024 annual meeting.

At 7:29 p.m. Martin made a motion to adjourn the meeting. Pat seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management