

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
MONDAY, DECEMBER 11, 2023
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

The following people were present:

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| Jon O'Neil | Unit B |
| Valerie Strassberg | Unit C |
| Erin Ganser | Unit D |
| Scott Sanders | Unit E |
| Doug Johnston | Unit F |
| Pat Del Tredici | Unit G |
| Martin Catmur | Unit H |
| Joe Robinson, Toad Property Management | |
| Erin Dicke, Toad Property Management | |
| Brandon Cvilikas, Toad Property Management | |

The meeting was called to order at 5:33 p.m.

Joe said notice of the meeting had been given on November 15, 2023 and confirmed there was a quorum.

Doug made a motion to approve the November 15, 2022 meeting minutes as distributed. Pat seconded the motion, and it was unanimously approved.

Joe said Peak Property Management did not want to continue with the ground machine snow removal and a new contract had been entered into with Dietrich Dirtworks. Scott said during the recent storms, over a 36-hour period, Dietrich had only plowed at the very end when there was only an inch of snow on the ground. Most owners had already cleared driveways by the time the large machine arrived. Scott suggested not having the plow on days when owners could clear snow themselves. Joe said he would follow up with Dietrich and discuss the scope of work and future timing of the plows.

Joe explained Elite Property Management had confirmed they would once again clear snow from the roofs during the 2023/2024 Winter. A different company had been used during the 2022/2023 Winter season and that had resulted in a higher cost and the timing of the work had been late in the season. Jon said he had purchased a snow blower and said other owners were welcome to use the blower to clean up areas. Joe said the Toad crew was usually at Meadow Vista later in the day to shovel snow and suggested owners notify Toad if it was not necessary for Toad to shovel or just to shovel small areas. Jon was thanked for the offer and Scott said he would be happy to help. Scott said the small roofs over the window wells would also need to be cleared frequently and it was not just clearing snow from the sidewalks. It was agreed the

Toad crew would still respond on the usual cycle and if owners could communicate any snow removal efforts that would help Toad to prepare. Joe confirmed the small secondary roofs over window wells were on the Toad schedule.

Joe explained a 2024 Budget had been approved by the Board and the 2024 Budget included a dues increase of 20%, bringing dues to \$525 per month, and the additional \$100 per month, per unit, towards the Reserve Funds would continue. Joe said operating expenses had increased. The Toad management fee would increase by 7% and the insurance premium increase was approximately 20%. Joe explained the significant increase in insurance premiums was happening to all associations and not specific to Meadow Vista. Joe said the buildings looked good at the moment so there was no need to schedule staining but it was necessary to build up funds for a future staining project. Joe explained \$10,500 for snow removal was based on average snow removal expenses with an adjustment for the increased labor costs throughout the valley.

Joe said CB South Metropolitan District would be introducing water metering and in preparation for a 2025 switch to water monitoring the District had started to install individual meters throughout the area. A separate water meter in Unit C would serve the common area landscaping. All units would have water meters and water expenses in the future would no longer be an expense of the Association and individual unit owners would receive billing from the District. The 2025 Budget would reflect the change. Joe said he would follow up with the District to discuss the two spigots on the outside of the building as it was assumed they were working through the irrigation meter but confirmation would be obtained. Valerie confirmed water usage meter information would be available in 2024 although not separately billed until 2025.

Joe explained the Association had approximately \$21,000 in the bank accounts at the present time compared to approximately \$17,000 at a similar time in 2022. A special assessment had been necessary in 2023 to cover the higher snow removal costs. Funds would be transferred to the Reserve Account at the end of the year after all expenses had been paid.

Martin made a motion to ratify the 2024 Budget as presented. Doug seconded the motion and it was unanimously approved.

Joe explained Scott and Patricia were both willing to continue on the Board for additional terms. No additional names were put forward. Jon made a motion to elect Scott Sanders and Patricia Del Tredici to the Board for two year terms. Valerie seconded the motion and it was unanimously approved. Joe explained Valerie Strassberg and Martin Catmur would be up for election in 2024.

Joe said the xeriscaping plan next to Unit A had been postponed due to the higher operating costs during the Winter months. The landscaping project would continue to be discussed and implemented when funds could be made available. The project would reduce water usage and reduce maintenance. Existing trees would not be impacted by the change. Joe said Alpine

Landscapes had submitted a proposal and more proposals would be obtained. Erin Ganser suggested changes to the landscaping along the front of the buildings also be discussed in the future. It was agreed the Board would continue to discuss in the Spring when snow removal expenses were known and the water metering in 2024 provided information regarding the cost of irrigation. Toad would follow up with the District to confirm where the District would send the monthly invoice for irrigation water.

Joe said monitoring of the roof above Unit G would continue. Roofing contractors had performed inspections and some repairs and would monitor to determine if additional work was required.

Joe encouraged owners to reach out to Toad with any questions or concerns on snow removal. Joe said it had not been possible to reach resolution with Elcho Place about a pedestrian easement to grant access to Elcho. Joe explained discussions had broken down as the Elcho Place owners wanted to add gates in their fence to give owners access onto Meadow Vista land. Brandon said Elcho Place had been discussing gates at the sides of the fence but no decision had been made. Scott said the side gates would not benefit the two units in the middle.

Joe confirmed CB South Metropolitan District would be reaching out to owners regarding the installation of water meters in each unit.

Joe explained SealCo had provided a bid for the crack sealing, seal coating and striping of the driveway. The bid was approximately \$11,000 and the Board would discuss in the Spring. Joe said repaving the lot would be approximately \$38,500, according to a 2022 bid.

Joe said estimates for other Capital Plan items would be obtained, such as stucco and roof replacement. Joe explained three contractors had been contacted regarding roof replacement and the bids were in the range of \$74,000 to \$250,000 with different specifications. Capital Plan expenses would continue to be discussed by the Board and Valerie Strassberg suggested sharing the updated Capital Plan with all owners for input.

A short Board meeting would be held after the annual meeting and all owners were welcome to attend.

At 6:36 p.m. Pat made a motion to adjourn the meeting. Jon seconded the meeting and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management