

**PROSPECT HOMESTEAD OWNERS' ASSOCIATION
BOARD MEETING MINUTES
MONDAY, DECEMBER 9, 2019 – 2:00 PM
OFFICE OF TOAD PROPERTY MANAGEMENT
318 ELK AVENUE, SUITE 24
CRESTED BUTTE**

Present: Erica Mueller
Andrew Arell
Lance Windel
Rob Harper, Toad Property Management
Peggy Langewisch, Toad Property Management

Rob called the meeting to order at 2:21 pm and confirmed a quorum.

Rob said Lance Windel was willing to join the Board. Erica made a motion to appoint Lance to the Board to complete the remaining two years of the term vacated by Todd Carroll. Andrew seconded the motion and it was unanimously approved.

Lance explained he had been working with the Town of Mt. Crested Butte and CBMR and agreement had been reached to deed the vacant lots to him so 22 affordable units could be constructed. Lance said plans would be presented to the Town and Prospect for review and it was hoped construction would commence in April. The cost of construction would be approximately \$205 per square foot and Gunnison Regional Housing Authority would assist with a lottery for the sale of the one, two and three bedroom units spread between eight separate buildings.

Rob explained the draft 2020 Budget included a dues increase of 10% and the next round of exterior painting would be in the region of \$20,000 if the entire building was painted and repair of water damage at the triplex on Deer Creek Circle would be in the region of \$10,000. Rob said Bart Lammel of Building2Building had submitted a report on the damage at the triplex which indicated the damage might be construction defects although it was difficult to prove that.

Peggy said there was approximately \$25,000 in the bank accounts at the present time and approximately \$3,000 in delinquent dues. It was agreed exterior painting could be broken down into smaller phases to avoid having a special assessment as well as a dues increase. Rob said a lot of maintenance had been performed during the year with some of it due to deferred maintenance and the age of the buildings.

Rob said the Association did not currently have an attorney but there would be a benefit to having a local attorney review the governing documents and provide an interpretation regarding repairs and maintenance.

After discussion it was agreed to postpone exterior painting in 2020, use reserve funds to cover the cost of repairs on Deer Creek Circle and increase dues by 10%. Andrew made a motion to approve the 2020 Budget with the amendments to the capital line items and a 10% dues increase for operating expenses. Erica seconded the motion and it was unanimously approved.

After discussion Rob agreed to speak to an attorney regarding interpretation of the Covenants regarding exterior repairs and maintenance.

Concern was expressed about lack of snow removal on one driveway, the storage of multiple items on the lot and not removing vehicles from common areas when the Town cleared snow.

At 3:13 pm the meeting adjourned.

Prepared by Rob Harper, Toad Property Management

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