

**PROSPECT HOMESTEAD OWNERS' ASSOCIATION
BOARD MEETING MINUTES
MONDAY, FEBRUARY 11, 2019 – 11:00 AM
MT. CRESTED BUTTE TOWN HALL
MT. CRESTED BUTTE, CO 81225**

Present: Todd Carroll
 Michael Kraatz
 Andrew Arell
 Carlos Velado
 Rob Harper, Toad Property Management
 Jim Ruthven, Toad Property Management

Rob called the meeting to order at 11:00 am and confirmed a quorum. Rob explained a draft Budget had been distributed prior to the meeting and owners had been asked to comment on the proposed dues increases of 10% or 22%. Jim explained five owners had responded and one owner had responded directly to the Board with questions regarding the level of service received in return for dues.

Carlos said parking had improved this winter and after discussion Rob agreed to contact an owner with options to remove ice and snow from the driveway. Carlos said one vehicle had received a ticket for parking in an area which obstructed snow removal. Carlos agreed to speak to the Town about the damaged sign at the entrance.

Todd made a motion to increase dues by 22% effective from January 1, 2019. Andrew seconded the motion and it was unanimously approved. Rob and Jim agreed to make an adjustment to the first quarter dues to reflect the 22% increase and set up future invoices with the 22% increase.

Todd explained work continued on the proposed plat changes for the remaining 22 units and it was hoped to have design reviews and approvals in place so that construction could commence in August.

Rob agreed to obtain painting bids and identify buildings which required immediate attention and prepare a guideline for painting projects on a five-year cycle.

After discussion it was agreed Rob would send a notice to owners reminding them to keep gas meters and vents clear of snow. Rob also agreed to notify owners of the Association documents on the Toad website: www.toadpropertymanagement.com.

At 11:38 am Todd made a motion to adjourn the meeting. Michael seconded the motion and it was unanimously approved.