

**TREASURY POINT TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JUNE 12, 2024
CRESTED BUTTE AND VIA ZOOM**

Erin Dicke called the meeting to order at 11:03 a.m. Erin confirmed notice of meeting was mailed to all owners on June 2, 2024 and there was a quorum with the following units represented at the meeting:

Unit #1	5.3984%	Don Coggan	Present
Unit #2	5.3984%	Toren Mushovic	Present
Unit #3	7.4208%	Mark and Debbie Harrell	Present
Unit #4	7.4208%	David and Maria Martin	Present
Unit #5	7.4208%	David Rosenfield	Present
Unit #6	7.4208%	Michael Loftus	Absent
Unit #7	5.8127%	Chris Altomari	Present
Unit #8	7.5282%	Charlie Berger	Absent
Unit #9	7.8014%	Walter and Sheila Revell	Present
Unit #10	5.8710%	Vickie Meyers	Proxy to Tom Roll
Unit #11	5.8710%	Andrew Westmoreland	Absent
Unit #12	5.8710%	Alex LoRusso	Present
Unit #13	5.8157%	Tom Roll and Dawn Kairns	Present
Unit #14	7.5282%	Alex Glutz and Kyle Dragan	Present
Unit #15	7.4208%	Tanya Haave	Proxy to Tom Roll
		Erin Dicke	Toad Property Management
		Rob Harper	Toad Property Management

Walter Revell made a motion to approve the June 7, 2023 minutes as distributed. David Rosenfield seconded the motion and it was unanimously approved.

Erin Dicke introduced herself and said she would be managing the Association going forward.

Erin explained Megan would start landscaping within the next week. Snow in May had delayed the start of landscaping. Erin explained the trees at the front of the buildings would receive water but generally the area close to the road would be left to naturalize. Toad would mow the grass and control irrigation around the buildings. Megan would maintain the small garden areas.

Erin confirmed the snow melt system had operated during the Winter. Rob said it had been a significant project to repair/replace parts. Tom thanked Toad for finding the right contractor to work on the system and the work was less expensive than originally anticipated. Rob confirmed the snow melt system would be serviced once a year. Erin said no roof leaks had been reported during the Winter.

Erin explained Complete Coverage would be providing an updated bid for staining the hot tub deck and the dumpster enclosure. The 2023 price was approximately \$9,000 and there would

probably be an increase, of approximately 10%, as material costs continued to go up. It was generally agreed maintenance of the hot tub deck and dumpster enclosure would be beneficial.

Erin said Joe from Toad had researched State grants for grass removal. At the present time grant funds were not available for associations. The hot tub was operational and the retaining walls did not suffer any damage during the Winter months.

Rob said Blue Dog Home Improvement would once again perform a screw and glue on the roofs and complete a roof inspection. Erin said she would follow up with Joe for any additional capital projects for 2024. Red Mountain Logworks would continue to inspect the wooden railings and make necessary repairs.

Rob said recycling had to be placed curbside by Toad but it seemed to be working reasonably well. Erin agreed to follow up with Waste Management and discuss options to add additional recycling bins or increase frequency of collection during the busier parts of the year.

Erin explained a 2024/2025 Budget had been approved by the Board and circulated to owners for review. Tom Roll explained expenses had reduced slightly and any unspent funds would go towards building the Reserve. David Martin made a motion to ratify the 2024/2025 Budget as presented. Tom Roll seconded the motion and it was unanimously approved.

Erin said Tom Roll was willing to continue on the Board. Walter Revell made a motion to appoint Tom to an additional term on the Board. David Martin seconded the motion and it was unanimously approved.

Rob explained Denny Myers of Unit 10 had passed away and it was agreed Denny would be missed by the community.

Sheila Revell requested an updated contact list for owners.

Maria Martin said she had original plans for all units and interested owners could have a copy.

Rob confirmed grills were not allowed on the decks and Dave stated that grills could be used on the driveway.

Erin encouraged owners to reach out to her with any questions or concerns.

The next meeting was scheduled for June 11, 2025 at 12:00 noon (MT).

At 11:48 a.m. Sheila Revell made a motion to adjourn the meeting. Tom Roll seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management