

CEDARWOOD TOWNHOME CONDOMINIUMS

MEETING OF THE OWNERS

318 Elk Avenue, Suite 24, Crested Butte

Wednesday, July 17, 2013

Present: Rob Boyle
Sami Corn
Elliot Stern
Angela Reeves, Toad Property Management, Inc.

By Phone: Tanya Santiago

Angela called the meeting to order at 4:05 pm and said notice of the meeting had been sent out on June 22, 2013 and all owners were represented at the meeting.

Angela said the association had approximately \$5,000 in the bank and expenses were all running close to budget. After a short discussion Angela agreed to obtain quotes for staining the exterior of the building and painting green trim. She also agreed to obtain quotes for making two of the parking spaces larger to allow tandem parking in those two spaces.

Rob suggested Units 1 and 4 pay for grass cutting in front of their units as they received the most benefit from that land. After discussion it was agreed a cap of \$100 would be placed on the contribution of Units 1 and 4.

Angela said the draft 2014 budget was very similar to the prior year and kept dues at the current level. Elliot made a motion to approve the draft 2014 budget. Rob seconded the motion and it was unanimously approved.

The following officers were appointed:

President	Rob Boyle
Vice President	Sami Corn
Secretary	Elliot Stern
Treasurer	Tanya Santiago

After a short discussion it was unanimously agreed to sign the 2012 Bylaws prepared by Peter Bogardus and to continue to operate with the existing Covenants.

The meeting adjourned at 4:45 p.m.

Prepared on behalf of Cedarwood Townhome Condominiums
by Angela H. Reeves of
Toad Property Management, Inc.