

CEDARWOOD TOWNHOME CONDOMINIUMS

MEETING OF THE OWNERS

318 Elk Avenue, Suite 24, Crested Butte

Thursday September 24, 2015

Present: Rob Boyle
Sami Corn
Brian and Dory Dannettell
Rob Harper, Toad Property Management, Inc.

Rob Harper called the meeting to order at 4:11 p.m. and said that notice of the meeting had been sent out on August 27, 2015. There is a quorum with 3 of the 4 owners present.

Rob Harper said that he purchased Toad from Gordon and Angela in April and that the transition has been very smooth. Rob also said that he has his Community Association Manager License through the State of Colorado.

Rob Harper said that there was \$5,115 in the checking account as of today. Rob also said that there were no significant outstanding dues payments.

There was a brief discussion about staining the building and it was stated that since it was done in 2013 that it would not need to be done for 2 more years.

Rob Harper said that the State requires new policies and procedures. He explained that these policies will not significantly change the way that the Association operates but that they need to be adopted so that there is consistency in dealing with all matters. These policies are standard and will be signed by the President of the Association to be enacted.

Rob Boyle wanted to vote to allow Sami to continue renting her unit. Sami said that she has insurance through AirBandB which is a \$2,000,000 policy that covers any incidents that may arise from renting her unit in addition to her home-owners policy which has an endorsement for short-term rentals. Rob Boyle wanted to make sure that any third party incident will be covered under this insurance and Sami explained that it would. Sami is going to send all of this insurance information to the owners and management. Rob Boyle made a motion that the Cedarwood HOA allows short-term rentals as long as adequate insurance is in place. Brian seconded this motion, all are in favor and the motion passes.

There was a short discussion regarding a patio improvement that Brian and Dory would like to do. Rob Boyle made a motion to approve this patio addition which Sami seconded. All are in favor of this and the motion passes.

The following officers were appointed:

President	Rob Boyle
Vice President	Elliot Stern
Secretary	Sami Corn
Treasurer	Dory Dannettell

The meeting adjourned at 4:56 p.m.

Prepared on behalf of Cedarwood Townhome Condominiums
by Rob Harper of
Toad Property Management, Inc.

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