

CEDARWOOD TOWNHOME CONDOMINIUMS

MEETING OF THE OWNERS

318 Elk Avenue, Suite 24, Crested Butte

Tuesday, September 5, 2017

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

Rob Harper called the meeting to order at 4:02 p.m. and said that notice of the meeting had been sent out on July 21, 2017. Rob confirmed there was a quorum.

Elliot made a motion to approve the minutes of the September 12, 2016 meeting. Rob Boyle seconded the motion and it was unanimously approved.

Rob Harper said snow had to be trucked away from the property and as snow was the only large expense during the year the association expenses were still running close to budget. Rob said the association continued to build up a small reserve towards exterior painting.

Rob Boyle said Randy Adams had submitted a bid of \$5,750 to stain exterior logs and paint all the green trim. It was agreed the work could wait until the Spring and Rob Harper agreed to obtain a bid from Complete Coverage and report back to the Board. Rob Boyle said there was some light carpentry work necessary at the back of Unit 1 and Toad would make those repairs.

Rob Harper agreed to check insurance coverage on the building and owners would review and decide if they wanted to increase any part of the coverage.

Rob Harper said the reserve account would be depleted by the exterior painting and suggested a dues increase to build those reserves back up. After discussion Elliot made a motion to increase dues by \$25 per month beginning October 1, 2017. Rob Boyle seconded the motion and it was unanimously approved.

Rob Harper said Toad would have new software operating from October 1, 2017 to enable owners to make on-line payments and to easily check statements.

Rob Boyle made a motion to keep the officers the same. Dory seconded the motion and it was unanimously approved.

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

Elliott said he was concerned about gas vents and meters not being shoveled out as frequently as he felt they needed to be and Rob Harper said Toad would check them more frequently and shovel out when necessary. After discussion it was agreed berms in front of Units 2 and 3 would be removed at the same time as the parking area was cleared of snow and Rob Harper asked that snow poles be installed by owners and it was agreed more communication would help. Elliot said he felt the \$650 charged by Lacy Construction to truck snow away was excessively high and asked that he be contacted in advance in the future as he might be able to have the work completed for considerably less. Rob Harper said he was hoping to use a snowblower attachment during the 2017/18 winter and avoid the need to truck snow away.

Rob Boyle made a motion to adjourn. Dory seconded the motion and it was unanimously approved.

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