

# **CEDARWOOD TOWNHOME CONDOMINIUMS**

## **MEETING OF THE OWNERS**

**318 Elk Avenue, Suite 24, Crested Butte**

**Thursday, September 6, 2018**

Present: Rob Boyle  
Sami Corn  
Dory Dannettell (by phone)  
Elliot Stern  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management

Rob Harper called the meeting to order at 11:02 a.m. and said that notice of the meeting had been mailed on August 22, 2018. Rob confirmed there was a quorum.

Rob Boyle made a motion to approve the minutes of the September 5, 2017 meeting. Sami seconded the motion and it was unanimously approved.

Rob Harper said snow removal was under budget due to the light snow year and repairs had been minimal.

Elliot said the policy establishing late fees had been discussed at the 2015 meeting and after discussion it was agreed to remain with quarterly billing and an account became delinquent if not paid during that quarter. If another month passed without making a payment a late fee of \$25 would be incurred for the unpaid quarter and at six months (two full quarters) collection proceedings would commence. Elliot stressed the need for the four owners to work together if an owner was delinquent. Elliot made a motion to add late fees of \$25 if payment was not received during the quarter of billing and collection proceedings to occur on accounts six months (two full quarters) delinquent. Sami seconded the motion and it was unanimously approved.

Rob Boyle said Randy of Purple Peak Painting and Mike of Complete Coverage had submitted bids for exterior staining and painting and it was unanimously agreed to proceed with Randy's bid which was approximately \$2,000 less. Rob said Randy had agreed to add the project to his schedule although a start date was not yet known. Rob Harper agreed to look at the skirt board by Unit 1 and repair as necessary.

Rob Harper said there was approximately \$9,000 in the bank account and expenses had been minimal for the first part of the year. After discussion it was agreed Toad would remove the snow berm in front of Units 2 and 3 and take the snow to the area in front of Units 1 and 4. If additional assistance was required to keep access open to Units 2 and 3 the owners would contact Toad and request help. Elliot said he would be able to provide the dump truck to truck away snow if necessary.

Sami said she had a trailer for her lemonade business and she might park it in her parking spot if another location in Town could not be secured. Rob and Elliot said the alley was Town snow storage but neighboring properties might try to keep the alley open for easy access to the duplex.

Elliot said additional parking issues might arise in the future and it was agreed to monitor changes with the Town and share information.

Sami made a motion to approve the draft 2019 Budget. Rob Boyle seconded the motion and it was unanimously approved.

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

Dory said she wanted to extend the patio pavers and it was agreed it would be a great improvement.

Dory made a motion to adjourn at 11:49 am. Sami seconded the motion and it was unanimously approved.

---

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