

THE HEDGES CONDOMINIUM ASSOCIATION, INC.
OWNERS MEETING
MINUTES OF MEETING
MONDAY, NOVEMBER 26, 2018

The owners of The Hedges Condominium Association, Inc. met at 5:00 p.m. on November 26, 2018 at the office of Toad Property Management, Inc, 318 Elk Avenue, Suite 24, Crested Butte.

The following people were present:

Talley Nichols
Joan Stevens (by phone)
Autumn Clark
Rob Harper, Toad Property Management, Inc.
Jim Ruthven, Toad Property Management, Inc.

Rob called the meeting to order at 5:05 p.m. and confirmed with three of the four owners in attendance there was a quorum. Rob said notice of the meeting was mailed on October 19, 2018.

Talley made a motion to approve the minutes of the November 29, 2017 meeting. Autumn seconded the motion and it was unanimously approved.

Rob said snow removal was already underway for the 2018/19 winter season. Rob said the same company had been used to clean the chimneys this year but this time they had left a mess. Rob said he would reach out to other companies and try to get on their schedule for chimney cleaning in 2019.

Rob said the \$120 bank charges were for overdraft fees and new checks and Rob agreed to review the overdraft fees and report back. Joan said overdraft fees should not be incurred and suggested increasing the amount held in the bank account or having an alert go out to owners when additional funds were needed.

Rob said the 2019 Budget included a dues increase of \$20 per month, per unit. Joan made a motion to approve the 2019 Budget. Autumn seconded the motion and it was unanimously approved.

Talley made a motion to appoint the following officers, Autumn seconded the motion and it was unanimously approved:

President	Talley Nichols
Vice President	Autumn Clark
Secretary / Treasurer	Joan Stevens

Autumn said the fence would require repair in the spring and suggested reducing the fence to two rails and removing the bottom rails and using those rails to replace the damaged or missing rails on the top level.

Rob said the plywood would be installed on the porch prior to the build up of snow and it was agreed windows would be covered if it was a big snow year. Talley asked that snow build up on the roof be monitored and cleared prior to any roof slides.

Autumn suggested aerating the law and it was agreed the yard was generally looking good.

Talley made a motion to adjourn the meeting at 5:31 pm. Autumn seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management, Manager