

**THE HEDGES CONDOMINIUM ASSOCIATION, INC.
OWNERS MEETING
MINUTES OF MEETING
WEDNESDAY, NOVEMBER 29, 2017**

The owners of The Hedges Condominium Association, Inc. met at 5:00 p.m. on November 29, 2017 at the office of Toad Property Management, Inc, 318 Elk Avenue, Suite 24, Crested Butte.

The following people were present:

Talley Nichols
Linda Stevens (by phone)
Amber Finley
Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 5:08 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 23, 2017.

Rob explained a significant amount of snow fell during December and January and that impacted the budget. Rob said plywood had to be put against the lower windows to prevent damage and Lacy Construction had trucked a large amount of snow away from the alley at a cost of \$900. Rob said the plywood had recently been installed on the porch and it was agreed to leave the lower windows unprotected at the present time and install the plywood if snow started to build up.

Rob said there had not been a dues increase for several years despite average operating expenses in the valley increasing by 4% to 6%. Rob explained the draft 2018 budget proposed dues increasing from \$220 per unit, per month to \$255 per unit, per month. Talley made a motion to approve the 2018 proposed budget. Amber seconded the motion and it was unanimously approved.

After a short discussion Talley made a motion to appoint the following officers:

President	Talley Nichols
Vice President	Autumn Clark
Sec/Treasurer	Amber Finley

Linda seconded the motion and it was unanimously approved.

Rob explained the State required all associations to have the nine Governance Policies. Talley made a motion to adopt the Governance Policies as distributed. Amber seconded the motion and it was unanimously approved.

After a short discussion it was agreed snow removal from the parking lot would continue to be performed in the morning when there was 6 inches of fresh snow and vehicles would be removed from the parking lot to allow Toad to clear the parking spaces.

The meeting adjourned at 5.25 p.m.

Prepared by Rob Harper,
Toad Property Management, Manager