

**MEADOW VISTA CONDOMINIUM ASSOCIATION  
ANNUAL OWNERS' MEETING  
MONDAY, SEPTEMBER 24, 2018  
318 ELK AVENUE, SUITE 24  
CRESTED BUTTE**

The meeting was called to order by Rob Harper at 4:05 p.m. Rob said notice of the meeting had been mailed on August 16, 2018 and confirmed there was a quorum.

The following people were present:

|                                      |        |
|--------------------------------------|--------|
| Heather Woodward                     | Unit C |
| Galen and Carrie Betz                | Unit F |
| Pat Del Tredici                      | Unit G |
| Martin and Rosie Catmur              | Unit H |
| Rob Harper, Toad Property Management |        |

Proxy to Martin Catmur:

|                 |        |
|-----------------|--------|
| Patty Wigginton | Unit E |
|-----------------|--------|

Proxy to Patty Wigginton:

|                      |        |
|----------------------|--------|
| Leah & Dan Matzinger | Unit B |
|----------------------|--------|

Martin made a motion to approve the September 25, 2017 minutes as distributed. Carrie seconded the motion and it was unanimously approved.

Rob said snow removal expenses were significantly under budget due to the light snow year. Rob said he had obtained a copy of the landscaping and fencing plan for Tullys from CB South and Rob explained CB South had sent a letter to Tullys requesting the completion of the landscaping prior to the refund of the \$4,000 deposit. It was agreed the landscaping had not been completed in accordance with the landscaping plan and Rob agreed to set up a meeting with the CB South manager and give owners an opportunity to attend the meeting to discuss the unfinished landscaping project.

Rob said SealCo had completed the work on the driveway for \$2,800 and the Association had \$6,100 remaining in the bank accounts. Rob agreed to ask Complete Coverage for the cost to stain the door and window trim and stain the siding close to the roof. Rob explained the glue and screw had been completed and some roof repairs had been attended to at the same time. Rob said a dues increase was not proposed for 2019 and it was agreed the Board would review the financials in the Spring once winter snow removal costs and the Complete Coverage bid was known.

Martin said the irrigation at the back of the building was turned off and Spring Creek Landscaping had not returned to fill in the area by the General Store. Rob agreed to follow up with Spring Creek Landscaping to complete the work.

Galen said Spectrum might be interested in supplying internet and cable to the buildings and the neighboring lots in the future.

Pat said the pathway to the General Store was still being used by dirt bikes and Razors. Heather said CB South had distributed a ballot for the Commercial Area Master Plan which could increase the height of commercial buildings. Pat expressed concern about insufficient parking spaces for the commercial lots and it was agreed parking around the area of Tullys continued to be a problem.

Rosie made a motion to appoint Galen to the Board for a three year term. Pat seconded the motion and it was unanimously approved.

Galen said he was happy to continue snow blowing the pathways during the winter and asked that owners and renters pick up after their dogs.

Heather agreed to ask her tenants to move vehicles during the winter prior to the plow arriving to clear snow from the parking lot and Heather said tenants would be changing in the Spring and vehicle restrictions could be added to future leases.

Rob agreed to apply weed and feed to the lawn prior to the winter.

Galen made a motion to adjourn the meeting at 4:58 pm. Heather seconded the motion and it was unanimously approved.

---

Prepared by Rob Harper  
Toad Property Management