

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
MONDAY, SEPTEMBER 25, 2017
318 ELK AVENUE, SUITE 24
CRESTED BUTTE**

The meeting was called to order by Rob Harper at 4:03 p.m. Rob said notice of the meeting had been mailed on August 10, 2017 and confirmed there was a quorum.

The following people were present:

Leah & Dan Matzinger	Unit B
Patty Wigginton	Unit E
Galen Betz	Unit F
Pat Del Tredici	Unit G
Martin Catmur	Unit H
Rob Harper, Toad Property Management, Inc.	

Proxy to Martin Catmur:

Heather Woodward	Unit C
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Martin made a motion to approve the September 13, 2016 minutes as distributed. Pat seconded the motion and it was unanimously approved.

Rob said snow removal expenses were significantly over budget as the contractor had to spend almost 100 hours clearing the roofs. Rob said the contractor was Josh Jackson who had cleared the roofs in prior years and was very familiar with the buildings. Rob explained Josh would be paying for the small area damaged during the roof clearing.

Rob explained legal expenses were related to noise complaints at Tullys. It was generally agreed noise levels had been better until the past couple of weeks when it had been necessary to call the police. Pat said the police were not willing to do anything as it was a civil complaint and it was impossible to reach Crested Butte South POA personnel out of office hours to conduct a decibel reading.

Rob said he had prepared a spreadsheet showing income and expenses over a 10 year period. Rob explained income had increased at an average of 5% and expenses had increased at approximately 7%. Rob said a similar study of associations throughout the north end of the valley showed expenses increasing by 6% each year.

After discussion Martin suggested owners weeded flower beds and Toad would continue to mow the grass and deal with irrigation. Rob explained Galen had been snow blowing the walkways and snow plowing and shoveling expenses were kept low but roof snow removal was expensive and essential most years.

Martin made a motion to increase the budget for roof snow clearing to \$4,000 and increase dues to \$320 per month. Any unused funds would be applied to the Reserve Account. Galen seconded the motion and it was unanimously approved.

Martin explained CB South POA were holding a \$4,000 deposit from Tullys for landscaping and it was unlikely the CB South Board would review the matter until the two year grace period was over. Martin suggested owners contact CB South POA again in the Spring.

Martin suggested putting gravel and possibly some shrubs along the edge of the driveway at the back of the building to give a larger turning area. Pat said widening that area might encourage parking which would make access more difficult. Rob agreed to have Spring Creek Landscaping check the irrigation system at the back of the buildings.

Patty and Leah complained about the renters at Unit C who had multiple cars and at least 5 or 6 tenants in the unit plus two dogs. Rob agreed to speak to Heather regarding the tenants.

Patty asked about the rules regarding the parking of trailers. Pat expressed concern about the association not enforcing the Covenants which prohibited the storing of trailers and Heather had provided history about a March 2007 discussion regarding parking. Rob confirmed the Covenants were the governing document. Martin said expanding the driveway at the back could create additional parking and alleviate some of the current parking problems.

After discussion it was agreed to have a roofing contractor perform glue and screw as soon as possible and have the cracks in the asphalt attended to next year. Owners agreed to check products for filling the cracks closer to the buildings.

Rob said he had obtained an estimate of \$21,500 from Mike Keith of Complete Coverage for exterior staining of the siding. Rob explained painting the stucco would push the total price to \$27,000. It was agreed the staining did not need to be completed this year and Rob encouraged owners to get onto a painting schedule now for staining in 2018 or 2019 as contractors were so busy. Martin said decks, steps and railings were an owner responsibility for staining and Martin agreed to circulate the product details. Martin said the storage unit doors at A and G required attention.

Rob said Heather was willing to continue on the Board for an additional term. Pat made a motion to appoint Heather to the Board for an additional three year term. Galen seconded the motion and it was unanimously approved.

Galen said the assessed property values had increased significantly and were higher than a recent appraisal he had on his unit.

The meeting adjourned at 5:57 p.m.