

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
THURSDAY, OCTOBER 10, 2019
318 ELK AVENUE, SUITE 24
CRESTED BUTTE**

The meeting was called to order by Rob Harper at 4:07 p.m. Rob said notice of the meeting had been mailed on September 3, 2019 and confirmed there was a quorum.

The following people were present:

Heather Woodward	Unit C
Scott and Caroline Sanders	Unit E
Pat Del Tredici	Unit G
Martin Catmur	Unit H
Rob Harper, Toad Property Management	
Ian Ryder, Toad Property Management	

Proxy to Heather Woodward:

Leah & Dan Matzinger	Unit B
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Martin made a motion to approve the September 24, 2018 minutes as distributed. Heather seconded the motion and it was unanimously approved.

Rob explained the roof had been shoveled twice during the winter season due to the significant amounts of heavy, wet snow and some repairs on siding and roofing had been completed.

Another noise complaint regarding Tullys had recently been reported to the CB South POA although it was unclear if and how the POA would enforce their noise regulations. It was agreed a fence or berm could not be placed in the utility easement and Meadow Vista could not install anything to reduce the noise. Rob said CB South POA had not refunded the landscaping deposit to Tullys and Rob agreed to follow up with Spring Creek Landscaping as the open ditch near the General Store had still not been filled.

Heather said plans for residential structures on the vacant land between Tullys and the General Store were being reviewed by CB South POA and construction would probably start during the next year. A complaint had been reported about the continued untidy storage behind the General Store.

Rob said 2018 expenses had been under budget and 2019 expenses would be over, mainly due to the roof snow removal. Rob explained the draft 2020 Budget proposed a dues increase of \$30 per month, per unit to keep up with increasing costs. Rob said CB South would be plowing after 4 inches of snow instead of the previous 6 inch rule and it was agreed to adjust the 2020 Budget to show \$2,000 for ground snow removal and \$4,000 for roof snow removal.

After discussion Heather made a motion to approve the 2020 Budget with a dues increase of \$30 per month, per unit, with the adjustments made to the two snow removal line items as discussed. Martin seconded the motion and it was approved with one owner opposed. Heather made a motion for an additional \$75 per month, per unit, to be assessed, effective November 1, 2019, with the funds being held in a separate account to be used just for Board approved exterior maintenance projects. Pat seconded the motion and it was unanimously approved. It was agreed the level of the special assessment would be reviewed each year and adjusted either up or down as necessary. The Board agreed to meet in the Spring to inspect the buildings and schedule exterior staining with Complete Coverage.

Heather made a motion to appoint Martin Catmur to the Board for an additional three year term. Pat seconded the motion and it was unanimously approved.

At 5:37 pm Caroline made a motion to adjourn the meeting. Pat seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management