

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
TUESDAY, DECEMBER 17, 2024
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

The following people were present:

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| Jon O'Neil | Unit B – proxy to Valerie Strassberg |
| Valerie Strassberg | Unit C |
| Aaron Burman & Erin Ganser | Unit D |
| Scott Sanders | Unit E |
| Doug & Laura Johnston | Unit F |
| Pat Del Tredici | Unit G |
| Martin Catmur | Unit H |
| Brandon Cvilikas, Toad Property Management | |
| Bayliss Baker, Toad Property Management | |

The meeting was called to order at 5:40 p.m. and Brandon confirmed there was a quorum.

Martin made a motion to approve the December 11, 2023 meeting minutes as distributed. Pat seconded the motion, and it was unanimously approved.

Brandon said the crack sealing had been completed and there was just \$1,000 left in the Reserve Account. Repairs to the steps at Units B and E had been completed. Several projects had been completed including work on the curb stops, some roof repairs and irrigation repairs. Brandon explained a Capital Plan was being prepared.

Brandon confirmed the Checking Account balance was currently \$11,359 and the Reserve Account \$1,000.

Brandon explained the \$100 per month, per unit, for the Reserve Account would continue for another year. Dues in the 2025 Budget had been reduced as owners would be invoiced directly from the Metro District for water and sewer. The meters had been installed by the Metro District and had only been collecting data for the past few months.

Some line items in the 2024 Budget had been over Budget. Options for insurance renewal in 2025 were already been researched.

Brandon said he would research the timing of transfer of funds between the Checking Account and the Reserve Account. Martin said he expected the Reserve Account to hold approximately \$4,413 and funds could be transferred from the Checking Account.

Valerie said she had put the Board's working documents into a Google folder so that owners could understand how the Board prepared the 2025 Budget. Valerie shared the link so owners could review. Brandon thanked the Board for their work on the 2025 Budget.

Brandon said under the new ownership of Toad there would be improvements to the AppFolio software as well as Board members receiving monthly financial reports. Brandon explained work orders could be entered into the AppFolio software. Work requests could be an Association expense or invoiced directly to the owner.

Brandon explained expense line items in the 2025 Budget, including the Operating Contingency Fund. After discussion it was agreed to try the Operating Contingency Fund as it was important for the Association to have a Budget which could help the Association if there were unexpected expenses.

Valerie made a motion to ratify the 2025 Budget as presented. Martin seconded the motion and it was unanimously approved.

Valerie reminded owners they would be responsible for their own water and sewer charges effective January 1, 2025. Owners would need to set up an account with the Metro District after a paper bill had been received from the Metro District for January charges or the Metro District had provided an account number. An email would be sent out to owners and the Metro District had already reached out to some owners. Brandon said he would follow up and assist as necessary.

Brandon explained Martin and Valerie were willing to continue on the Board for an additional 2 year term and no additional names had been put forward. Aaron made a motion to appoint Martin and Valerie to additional 2 year terms on the Board. Laura seconded the motion and it was unanimously approved. Titles of Board members would be determined at the first Board meeting after the annual meeting.

Valerie said the Board would be discussing future Capital Plans at a future Board meeting. More stair repairs would be completed and a list of small maintenance projects had been identified. Brandon said he would continue to work on the Capital Plan but no large Capital Plans were anticipated for the next year.

Erin said the stucco on the east wall required some attention due to weather damage. How to address that would require further investigation. Brandon agreed to obtain roof replacement costs in the Spring as prior bids had been very different in cost and scope of work.

Brandon said Josh Jackson of Elite Property Management would be clearing the roofs of snow as needed and a Contract would be obtained. Scott suggested a partial roof snow removal for three units, north facing areas, which were still holding a large amount of snow from the November storm. Brandon agreed to follow up and prepare a plan to address those areas.

Valerie made a motion to obtain a bid for a partial clearing of the roof. Laura seconded the motion and it was unanimously approved.

The need to break down boxes prior to putting them in the dumpster was stressed. Brandon agreed to email owners with a reminder. Brandon said he would continue to work with Waste Management negotiating a renewal contract. Locking of the trash/recycling receptacles had been paused due to the colder temperatures but that might have led to other people leaving trash. Better quality locks might be a solution and Brandon agreed to follow up and provide owners with the codes for any new locks.

The next meeting was scheduled for Tuesday, December 9, 2025 at 5:30 p.m.

At 7:12 p.m. Martin made a motion to adjourn the meeting. Erin seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management