

**TREASURY POINT TOWNHOMES ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JULY 22, 2014
CHATEAUX CONDOMINIUMS CLUBHOUSE, MT. CRESTED BUTTE**

Mike Hall called the meeting to order at 10:05 a.m. Angela confirmed notice of meeting was mailed to all owners on June 24, 2014 and said the following units were represented at the meeting:

Unit #1	5.3984%	Peggy Langewisch	Present
Unit #2	5.3984%	Ken Caratelli	Proxy to Peggy Langewisch
Unit #3	7.4208%	Jim Akers	Present by conference call
Unit #4	7.4208%	Shirley Levin	Proxy to Jim Akers
Unit #5	7.4208%	Christy Lancaster	Proxy to Peggy Langewisch
Unit #6	7.4208%	Jeff Layman	Present by conference call
Unit #7	5.8127%	Carole Ebner	Present
Unit #8	7.5282%	Mike Hall	Present
Unit #9	7.8014%	Walter & Sheila Revell	Present
Unit #10	5.8710%	Denny Myers	Present
Unit #11	5.8710%	Todd & Connie Mongan	Present
Unit #12	5.8710%	Alexander LoRusso	Proxy to Connie Mongan
Unit #14	7.5282%	Tom & Kyle Kievit	Proxy to Mike Hall
Unit #15	7.4208%	Jim Akers	Present by conference call
		Gordon and Angela Reeves	Managers

Sheila Revell made a motion to approve the July 23, 2013 minutes as distributed. Denny Myers seconded the motion and it was unanimously approved.

Mike Hall said the association was financially in good shape and finished the year \$11,000 under budget. Mike said this was mainly due to some capital projects being postponed for a year. Mike explained the capital plan had been updated and asked interested owners to contact Angela for a copy.

Todd Mongan asked if money could be moved to the Reserve Account and it was agreed \$20,000 would be transferred to the interest bearing account.

A draft 2014/15 Budget had been distributed prior to the meeting with quarterly dues remaining at the same level. After a short discussion Denny Myers made a motion to approve the 2014/15 Budget. Sheila Revell seconded the motion and it was unanimously approved.

Angela said railing repair/replacement and staining would once again be underway in mid-August and early-September. Also garage doors would be stained and the seal/weather stripping replaced as necessary. Sheila Revell asked about the front doors and Gordon explained there were no plans to restrain the front doors at the present time as the doors needed to be completely sanded and taken back to bare wood before

new stain being applied and it was best if doors were removed and the work completed in a factory setting. Gordon said the Board had discussed this and decided to wait as the front doors would be fine to leave for a couple of years.

Sheila Revell said several south facing windows in Unit 9 required replacement as the seal had failed. Sheila explained she was speaking to Gunnison Glass and waiting for them to give a price. Gordon Reeves said Gunnison Glass or Mariposa Windows in Salida could replace the glass and seal the window to prevent moisture getting in. Another option was to order the glass from Pozzi Windows (now called Jeldwen) but each owner would have to contract with somebody to install the glass.

Angela Reeves said one unit had recently sold and there was another very interested buyer.

Todd Mongan said multiple vehicles were parking outside units 14 and 15 and it was very difficult for vehicles, especially the garbage truck, to get past. Jim Akers said his tenants for Units 3 and 15 signed a contract to say they would only have two vehicles inside the garage and one vehicle outside. Failure to comply could result in the forfeiture of the security deposit. Denny Myers suggested towing vehicles and Connie suggested a red stripe marking the no parking areas and additional signage. It was agreed owners renting their unit must make renters aware of the parking restrictions.

Connie Mongan said renters in Unit 14 had a dog and at the beginning of their stay had not been keeping the dog on a leash or picking up after the dog. She said this had improved after the rules had been explained to them but it seemed to be an ongoing problem with new renters. After discussion Connie made a motion to prohibit renters from having dogs at any Treasury Point unit. Denny Myers seconded the motion and it was unanimously approved.

Todd Mongan asked about the bats at Unit 12. Angela explained Davidson Wildlife Services had been hired by the association to catch and remove bats which were in the soffit of Unit 12. Todd said the company had also identified bats at Unit 13 and Angela said Davidson Wildlife Services would be instructed to remove bats from that unit and any other units where necessary and the holes repaired so the bats could not return. Denny Myers reminded owners the bats would be leaving in the Fall to head to warmer temperatures and the bats were keeping the mosquito population down.

Connie Mongan said the lighting at the dumpster enclosure and the sign were not coming on and Gordon agreed to check the timers. Connie questioned the central controls and wiring for the alarm system. Angela Reeves said the Board had asked her to speak with HVM, the alarm monitoring company, to find out if there was a monitor for natural gas. Angela said there were plug in monitors for natural gas, propane and carbon monoxide or it was possible for HVM to hardwire alarms and Units 1-7 would require an upgrade to the existing control box. After a short discussion Angela was asked to obtain a quote from HVM for the hardwire alarm system and report back to the Board.

By unanimous vote Peggy Langewisch will continue on the Board for an additional three year term.

The meeting adjourned at 11:05 am.

Prepared by Angela H. Reeves,
Toad Property Management, Inc.