

MINUTES

ANDREAS CIRCLE CONDOMINIUMS ASSOCIATION, INC.

**MONDAY, SEPTEMBER 18, 2017 - 2:00 p.m..
TOAD PROPERTY MANAGEMENT, INC.
318 ELK AVENUE, CRESTED BUTTE**

Present: Ron Chlipala, Timberline Mechanical Contracting, Inc.
James Utt, Two Mile High LLC
Rob Harper, Toad Property Management, Inc.

Rob Harper called the meeting to order at 2:00 pm. Rob said notice of the meeting was sent on September 6, 2017 and confirmed there was a quorum.

Ron made a motion to approve the minutes from the July 9, 2015 meeting. James seconded the motion and the minutes were approved.

Rob said some weed pulling and weed spraying had been done although more work was required. It was agreed to keep to the budgeted \$140 for weed pulling as seeds were continuing to blow in from surrounding lots.

Ron questioned the insurance coverage and Rob agreed to check the specified uses for the building with the insurance agent.

After discussion Ron made a motion to increase dues by \$100 per quarter divided proportionally between the two units. Rob confirmed the increase would be effective October 1, 2017.

Ron said every summer a pond formed at the back of the building and Al's Backhoe had provided an estimate to add material and grade for \$4,300. James agreed to discuss with Caleb and if Caleb agreed the work would be scheduled and funded by a special assessment which would be divided between the two units with Timberline paying approximately two-thirds and Two Mile High the remaining third.

After discussion the following appointments were confirmed:

President James Utt
Secretary/Treasurer Ron Chlipala

Rob said all associations in Colorado must have a set of Responsible Governance Policies and most of the language was set by the State although some items, including fines for Covenant violations, could be adjusted. After discussion it was agreed James, as the association President, would sign the Responsible Governance Policies as distributed.

Ron made a motion to adjourn at 2:18 pm. James seconded the motion and the meeting adjourned.

Prepared by Rob Harper,
Toad Property Management, Inc.

DRAFT