

CREST HOUSE CONDOMINIUMS  
ANNUAL OWNERS MEETING MINUTES  
314 ELK AVENUE SUITE 24, CRESTED BUTTE, COLORADO  
TUESDAY DECEMBER 6 2016 4:30PM MST

In Attendance:

Martin Catmur  
Jane Berglund  
Mindy Sturm  
Hawley Vander Poel II – via telephone  
Dory Dannattell – via telephone  
Don Pulley – via proxy (Martin Catmur)

Rob Harper, Toad Property Management, Inc

Rob Harper called the meeting to order at 4:31 pm, confirming a quorum. Proof of meeting notice was sent on November 3 2016. With no changes to the minutes of the Annual meeting held in 2015, Mindy made a motion to approve, Jane seconded, all in favor, minutes approved.

**Managers Report:** Back flow preventer valve, as directed by the State of Colorado, was installed and inspected, creating an un-expected expense, reports Rob Harper. Many windows were repaired/sealed, all smoke alarms were changed out, the front step was fixed. Windows could be replaced in the future. The dryer vent is not being cleaned on a regular basis. Discussion about deck maintenance being individual owners' responsibility.

**Financial Report:** Toad Property Management fee will increase by \$50, all other line items in the budget will stay the same for 2017. Dues are mostly current. \$3400 total assets - \$1200 in checking and \$1500 in reserves. Martin makes a motion to approve the 2017 budget, Jane seconds, all in favor, budget approved.

**Election:** Jane makes a motion to keep the existing Board in place for 2017, Dory seconds, all in favor, the Board remains:

President: Mindy Sturm

Vice President: Hawley Vander Poel II

Secretary/Treasurer: Martin Catmur

**Parking:** Guest/Pitchfork folks are taking parking spots. Mindy confirms to all that the dirt area belongs to Crest House. Toad has the ability to sticker any offending car, but is hard to catch offenders.

**Next Meeting:** Tuesday December 5 2017 at 4:30pm, date/time of Annual meeting

**Long Term Maintenance Plan:** Corrugated rusted metal similar to Pitchfork on the first floor (sketches would be good); siding vs. painting on the next levels; common windows in stairwell, these are the estimates needed. Assessment vs. monthly dues increase discussion. It was agreed to keep the discussions going via email, all are in favor of a long term plan.

Mindy made a motion to adjourn the meeting, Jane seconded, meeting adjourned at 5:21pm.

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Rob Harper, Toad Property Management, Inc