

THE HEDGES CONDOMINIUM ASSOCIATION, INC.
OWNERS MEETING
MINUTES OF MEETING
MAY 28, 2013

The owners of The Hedges Condominium Association, Inc. met at 4:00 p.m. on May 28, 2013 at the office of Toad Property Management, Inc, 318 Elk Avenue, Suite 24, Crested Butte.

The following people were present:

Talley Nichols
Autumn Eaton
Joan Stevens
Angela Reeves, Toad Property Management, Inc.

Talley called the meeting to order at 4:05 p.m. and said there had not been a meeting for several years and it was necessary to review current rules and regulations for the building. Angela confirmed with three of the four owners in attendance there was a quorum. Angela said notice of the meeting was sent and posted at the property on May 13, 2013.

Those present reviewed the financial report prepared by Doug Gorman for 2012 and an income and expense report for 2013. Angela explained Farmers Insurance had reduced their annual premium and said the landscaping expenses in 2013 were actually for charges from 2012 which had not been invoiced by Alpine Getaways.

Joan suggested hiring Toad Property Management to maintain the lawn every two weeks and to do what was necessary to restore the lawn. It was unanimously agreed Toad would aerate, fertilize and replace sod where necessary.

Joan said the two trash cans had been replaced with a dumpster and the rock wall which shielded the trash cans had been removed. She said a new recycling toter had been provided by Waste Management and the two old bear proof trash cans had been sold.

After a long discussion regarding parking it was unanimously agreed each unit had one parking space and the parking lines would be painted with each unit allocated a parking space. Initially, Unit 1 would park closest to the alley, then Unit 2, 3 and Unit 4 next to the Solar Condominiums. Joan said she did not have a vehicle and volunteered her parking space for the summer location of the bike rack. It was also agreed a line would be painted in front of the building to indicate vehicles and bicycles should be parked back from the building to allow easier access to the gate.

Angela said Toad had sent a letter to the owner of Unit 3 regarding the large amount of dog poop in the yard. Angela said the owner had picked up some of the poop prior to leaving Town but Toad had been picking up the poop as the snow melted in the yard. Angela said the final invoice would be for less than \$100 and as stated in the letter delivered to Unit 3 that cost would be an owner expense. A long discussion followed regarding the current rules and it was agreed a tenant dog policy discussed a couple of years ago would be updated and circulated to all owners. It was agreed owners and tenants with a dog would pay a \$250 refundable deposit and complete the dog policy form and deliver those to Toad Property Management. Talley made a motion to approve the Dog Policy incorporating the changes discussed at the meeting. Autumn seconded the motion and it was unanimously approved.

Joan said the Unit 1 tenants had tidied up the wood pile and a discussion followed regarding how to store firewood in the future. Angela agreed Toad would prepare a design for an inexpensive, flat roof, free standing cover for the firewood which would be placed next to the fence, behind the dumpster, or in the existing location of the firewood storage. Angela said she would get back to the Board with a design and pricing. If it was not possible to agree on a design for the firewood container it was agreed a grey tarp would be used to cover the firewood instead of the existing blue one.

As some construction work would be happening during the summer it was unanimously agreed no construction waste could be placed in the dumpster. All construction waste must be removed from the premises by the owner or their contractor and the jobsite must be tidied each evening. No construction materials or waste may be stored in the yard or on the porch.

In the past owners and tenants had been responsible for snow shoveling around the gate entrance, trash cans and bike rack. It was decided the 2013/14 contract for snow removal in the parking lot would include some snow shoveling around the gate entrance and the bike rack. Tenants or owners with wood burning fireplaces would be responsible for snow shoveling around the woodpile.

After a short discussion the following officers were appointed:

President	Talley Nichols
Vice President	Autumn Eaton
Sec/Treasurer	Joan Stevens

Talley suggested revisiting the issue of updating the Condominium Declaration. Angela suggested contacting Beth Appleton to update the draft Declaration with any new requirements introduced during the past few years and said there was a \$1,000 credit still outstanding with Beth. Joan agreed to contact Beth regarding the draft Condominium Declaration. Autumn said she might

consider short term renting her unit in the future and suggested the Condominium Declaration keep that option open.

After a short discussion it was unanimously agreed Toad Property Management would make weekly inspections of the exterior of the property.

Joan said there might be a spark arrester missing from one of the chimneys. It was agreed Toad would look at this and hire a contractor if necessary.

Autumn agreed to speak to Dawne Belloise, at 111½ Whiterock Avenue, as Dawne was considering erecting a fence along the property line of her house and the Hedges yard.

Talley said the exterior paint on the building had lasted well but it would be necessary to plan to have the exterior painted in the next couple of years.

The meeting adjourned at 5:45 p.m.

Prepared by Angela H. Reeves