

**THE HEDGES CONDOMINIUM ASSOCIATION, INC.
OWNERS MEETING
MINUTES OF MEETING
JULY 16, 2014**

The owners of The Hedges Condominium Association, Inc. met at 4:00 p.m. on July 16, 2014 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
Gordon & Angela Reeves, Toad Property Management, Inc.

Talley called the meeting to order at 4:00 p.m. and 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 July 6, 2014.

Talley made a motion to approve the May 28, 2013 minutes a distributed. Joan seconded the motion and it was unanimously approved.

Angela said the winter season finished with snow removal expenses of \$1,015.13 for ground work and \$500.00 for roof snow removal. Gordon agreed to speak to Pinnacle Construction and once again stress snow removal must be with a skidsteer/blower and not a larger machine. If they cannot consistently provide that service a different contractor would be found.

Angela said the parking lines discussed at the 2013 meeting had not been painted. Autumn said parking was not a problem at the present time and the lines were not required. Autumn said she had been picking up poop daily and would continue to do it so everyone in the building could enjoy the yard. It was agreed Toad would continue to mow the lawn and pick up poop prior to mowing and during inspections of the building. Autumn said in the future she would like to install a patio and raised flower beds at the front of the yard.

Joan said two units had firewood and after discussion it was agreed the firewood would be stacked in front of the building but the wooden structure would be removed and the tarps tidied up.

Angela agreed to contact Beth Appleton about updating the existing Condominium Declaration. Autumn said the new Declaration would permit short term rentals. Joan said there was still a credit with Beth for legal work.

Prior to the meeting Angela had obtained a \$7,000 quote for painting the exterior of the building and recommended getting on a contractor's schedule for Spring 2015. It was agreed the color of the building would be kept the same. Angela agreed to obtain a quote from Frank Magri and report back to the board. Angela said a special assessment would be necessary for the work.

Autumn said the front gate required some attention and the flower box in the back of the yard was falling apart. Talley said they would remove the soil and dispose of the wooden structure. Autumn said she would spread the soil around the yard and Gordon said Toad would repair the front gate.

Joan said as she was not living at the building she would not be available to clean the laundry room and staircase. It was agreed Toad would do the work if her tenant did not want to do it for \$50 per month. Gordon agreed to check the smoke detector in the laundry room.

Talley said a similar age building in Town had suffered a broken sewer pipe in the crawl space and the problem had gone undetected for some time and caused significant damage. Gordon said periodically checking the crawl space at Hedges would be sufficient as smell would quickly alert someone to a problem and it could be promptly fixed. Autumn said she was recently in the crawl space and everything was fine.

Talley and Autumn agreed to have the chimneys swept in their units and Joan said a spark arrestor was missing off the roof.

After a short discussion the following officers were appointed:

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

The meeting adjourned at 4:55 p.m.

Prepared by Angela H. Reeves