

APERTURE HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING
APRIL 27, 2025
CRESTED BUTTE & VIA ZOOM – 3:00 PM

Present: Jim Stormont
Charles Gale
Mark Hoesterey
Emily McGaughy
Jim Jose
Rob Harper, Toad Property Management
Marcus Lock, Law of the Rockies
Bayliss Baker, Toad Property Management

Rob called the meeting to order at 3:04 p.m. and said there was a quorum.

Jim made a motion to approve the minutes of the January 27, 2025 meeting. Charlie seconded the motion and it was unanimously approved.

Charlie made a motion to approve the Mid Town Mountain construction plans as presented. Jim seconded the motion and it was unanimously approved.

Marcus said a draft version of the Amended and Restated Covenants would be circulated to the Board for review. Another meeting would be held to review the amended Covenants prior to owners reviewing the document and voting. Marcus explained the existing governing documents and said some items, such as construction hours, could be in the Rules and Regulations. He further explained the seniority of governing documents, generally in the priority of 1) State Statutes, 2) County-Recorded Declaration of Covenants, 3) Bylaws, and 4) Rules & Regulations and the process for revising each of the governing documents. Marcus said Gunnison County did not have an enforceable rule about construction hours, just decibel levels, and the Board could determine construction hours for the neighborhood as part of the Rules & Regulations. It was generally agreed that construction hours would be restricted to 7 am to 7 pm Monday to Saturday with no construction on a Sunday.

Marcus had drafted language for Basketball Hoops and Backboards. Marcus said in his opinion the existing governing documents provided the Board with discretion to review requests on a case by case basis and it was agreed the additional language was not necessary at this time.

Concern had been expressed about vehicles and trailers being parked on the side of the streets for extended periods of time. Marcus explained the Covenants did address parking in Section 14 and language could be revised in the Amended and Restated Covenants. Specifically restricting overnight parking on the streets was discussed. Marcus asked the Board to review the proposed amendments to the Covenants and that parking and other proposed amendments would be discussed at the next meeting. Jim said there was confusion regarding "road," "off street" and "lot setbacks" and some clarification was necessary.

Marcus explained Article 8, Section 11 of the Covenants provided pet regulations. Education and enforcement options were discussed as roaming and unattended dogs had been an issue. Responsible dog ownership was necessary and enforcement options did exist for the Board.

Emily agreed to draft a letter to owners reminding them of the regulations regarding dark sky lighting, pets, parking, and a reminder of the annual meeting. The Board would review and suggest amendments.

Marcus left the meeting.

The next Board meeting was scheduled for July 28, 2025 at 3:00 p.m.

Rob explained the Cypress Developer still had the domain name of aperturecb.com. It was generally agreed the Association did not want the aperturecb.com name. Instagram and FaceBook pages still existed and Charlie agreed to investigate who had set those up.

A financial report through March 31, 2025 had been circulated to the Board. There were no Budget concerns at this time.

Rob said Toad would investigate a drainage issue at the corner of Pyramid Aperture Avenue and Aperture Way and have the drain cleared if necessary.

Jim Jose said he would be willing to assist with architectural review after leaving SHM Architects as he would still be in the area. It was generally agreed Jim would continue to assist with the review of construction plans.

The meeting adjourned at 4:18 p.m.

Minutes prepared by Rob Harper, Toad Property Management