

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

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

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

Mark made a motion to approve the minutes of the October 7, 2024 meeting. Charlie seconded the motion and it was unanimously approved.

Jim made a motion to keep officers the same as the prior year. Emily seconded the motion and the following officers were unanimously approved:

President	Mark Hoesterey
Treasurer	Jim Stormont
Secretary	Emily McGaughy

Rob explained Marcus Lock, legal counsel, was joining the call to explain the responsibilities for the rights of way within the community. Marcus said the right of way was 60 feet in diameter. Effectively 30 feet in both directions from the center line of the road. The 30 feet, either side of the center line, included some asphalt and some snow storage. The Association owned the right of way and the Covenants stated no parking on the roads or right of way. To change the Covenants it would be necessary to obtain 67% approval of owners and also approval from Gunnison County. Marcus recommended a review of the 2017 Declaration of Protective Covenants and suggested amending the Covenants to delegate more authority to the Board. The Board could then adopt Rules and Regulations for construction vehicles, exceptions for special events and address the different needs for Summer and Winter.

Although areas outside of the building envelopes should not be landscaped, according to the Covenants, they did require revegetation. Some owners had installed landscaping outside the building envelopes and it was generally agreed that some landscaping was the preferred look. Marcus agreed to check the County Road & Bridge regulations regarding the road right of way.

Concern was expressed about trailers being left in the neighborhood during construction projects. It was agreed the Board would consider amendments to the Covenants and discuss at a future

meeting. The intent would be to have proposed changes so a ballot could be sent out in the Summer prior to the Annual Meeting.

A request had been made for a basketball hoop to be installed. Marcus explained the Covenants did not specifically address basketball hoops. Marcus agreed to draft some language for Rules & Regulations or the Design Guidelines for basketball hoops and it would be discussed at a future meeting.

Rob said he had not received any updates from Trout Unlimited. Marcus left the meeting.

Jim Jose gave a DRC update. Some homes were under design but plans had not been submitted at this time.

Jim Jose said one owner had given approval for their vacant lot to be used in the past for construction parking. Approval was obtained from the owner prior to any materials or vehicles being placed on the lot. Rob said he would continue to reach out to the owners of construction vehicles/trailers parking in the right of way. It was generally agreed enforcement was a challenge. Mark suggested having a Committee review parking options for the neighborhood.

Rob explained updates to the Toad website were underway. Jim Jose agreed to provide maps/plats in a format which could be loaded onto the website.

Jim Jose left the meeting.

Prior to the meeting a financial report had been sent to Board members for review. Rob explained it had been necessary to purchase lighting for the bridge in bulk and those bulbs would be held for future use. Surplus funds for 2024 would be moved to the Reserve Account. Additional money had been spent on landscaping at the Pavillion gardens and baskets installed by the bridge.

Rob explained bids for staining of the pavilion and crack sealing of the roads had been requested.

The Town of Crested Butte had requested repair of the metal fencing across the river, near the bus barn. Rob confirmed Lacy Construction had made the repair and Rob expected the bill to be approximately \$1,000.

The parking on the public street approaching Aperture was once again discussed. Safety concerns were expressed.

The next meeting would be Monday, April 28, 2025 at 3:00 p.m.

At 4:20 p.m. Jim made a motion to adjourn the meeting. Charlie seconded the motion and it was unanimously approved.