

**APERTURE HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**JULY 24, 2024**  
**CRESTED BUTTE & VIA ZOOM – 4:30 PM**

Present: Jim Stormont  
Mark Hoesterey  
Emily McGaughy  
Charles Gale  
Jim Jose  
Rob Harper, Toad Property Management  
Erin Dicke, Toad Property Management

Rob called the meeting to order at 4:33 p.m. and said there was a quorum.

Emily made a motion to approve the minutes of the July 12, 2024 meeting. Jim seconded the motion and it was unanimously approved.

After a short discussion Charlie made a motion for the following officer appointments, Jim seconded the motion and it was unanimously approved:

President	Mark Hoesterey
Vice President	Charles Gale
Secretary	Emily McGaughy
Treasurer	Jim Stormont

Jim Jose said Lot 8 had accepted the denial of the variance request. Mark confirmed the sale was still moving forward. The Lot 18 architect had confirmed the green roof would be replaced with grey and the metal siding would be painted with a bond coat. Jim Jose said his research indicated the bond coat would be a suitable solution.

Rob explained the standard procedures for review, posting, and formal approval of Board Meeting Minutes, and explained that the minutes would be circulated to the Board after each meeting and the Board would then have seven days to submit comments or changes after which time the minutes in draft form would be posted on the website to be formally approved at the next Board meeting.

Rob said Bruce Mclean had passed away on May 9th. Emily explained the obituary had suggested donations to the Rocky Mountain Biological Laboratory (“RMBL”). It was agreed the Board members would each contribute \$100 to RMBL in memory of Bruce.

Prior to the meeting a financial report had been circulated to the Board. Rob confirmed one owner was two months late on dues but that owner had been contacted and said they would bring the account current. Late fees could be added to the account if necessary. Rob said a lot of landscaping had been completed during the month but not yet billed. Jim made a motion to approve the financials as presented. Charlie seconded the motion and it was unanimously approved.

A contact list of owners had been distributed. Rob agreed to follow up with owners who had not yet provided contact information and circulate the updated information.

Snow clearing at the pavilion was discussed. Rob said the snow removal cost was approximately \$1,500 for the season. After discussion it was agreed to stop clearing snow on the walkway to the pavilion. If owners wanted the area cleared of snow it could be discussed again in the future.

The next board meeting was scheduled for October 7, 2024 to discuss the Budget. The annual meeting was scheduled for November 6, 2024.

At 5:00 p.m. Mark made a motion to adjourn the meeting. Jim seconded the motion and it was unanimously approved.

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Minutes prepared by Rob Harper, Toad Property Management