

APERTURE HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING
JULY 28, 2025
CRESTED BUTTE & VIA ZOOM – 3:00 PM

Present: Jim Stormont
Gary Davis
Charles Gale
Mark Hoesterey
Emily McGaughy
Rob Harper, Toad Property Management
Jesse Drees, Toad Property Management
Jacob With, Law of the Rockies
Marcus Lock, Law of the Rockies
Jim Jose

Rob called the meeting to order at 3:06 p.m. and said there was a quorum.

Jim made a motion to approve the minutes of the June 23, 2025 meeting. Mark seconded the motion and it was unanimously approved.

Rob explained the main purpose of the meeting was to continue discussion of a potential amendment of the Covenants. Rob confirmed no owners were delinquent on dues but if that occurred Toad would follow the process outlined in Colorado law. Jacob confirmed the Developer had agreed to three things with the Town of Crested Butte – a transfer fee, additional water and sewer charges and Town review of construction plans. Jacob said some owners might find it confusing to amend the Covenants and the Rules and Regulations at the same time. Once the amendment of the Covenants was completed the Rules and Regulations would be updated.

After a long discussion Jacob agreed to revise Parking language, Article 8, Section 14 and Article 7, Section 4, in the amended Covenants.

Marcus cautioned against amending the fencing language in Article 8, Section 12, as there was a great deal of discussion among multiple agencies and the current language reflects a mutually acceptable compromise.

It was generally agreed the amended Covenants required a paragraph regarding Variance provisions. The Board would consider hardship cases and review on a case-by-case basis.

Marcus and Jacob would send revised Covenant language to the Board for review. If the Board supported the changes the amendment of the Covenants could be sent to all owners, with a cover letter, explaining the proposed changes.

Marcus and Jacob left the meeting.

Prior to the meeting a financial report had been circulated to the Board. A landscaping credit had been included from Augusta Park. It was agreed the credit needed to appear as income and not be part of the landscaping expenses.

Rob explained there were two meters for irrigation water. Rob said he thought the Association's expenses would be close to the budget.

Rob said there was some weeding and general landscaping work underway. It was generally agreed the landscaping looked good.

The next Board meeting would be October 13, 2025 and the annual meeting was scheduled for November 5, 2025.

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

Minutes prepared by Rob Harper, Toad Property Management