

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

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

Rob called the meeting to order at 3:02 p.m. and said there was a quorum.

Jim made a motion to approve the minutes of the April 28, 2025 meeting. Charlie seconded the motion and it was unanimously approved.

Rob explained the purpose of the meeting was to discuss an amendment to the Covenants prepared by Marcus. Once the Board approved the amendments the document would be sent to all owners and at least 67% approval was required prior to the amendment being recorded in the Gunnison County records. Marcus suggested the amendments be sent to owners with the opportunity to review during a one month period. Suggested amendments from owners could then be considered and a voting period of approximately three months would occur and owners would have the opportunity to ask more questions at the November 5<sup>th</sup> annual meeting. Jim suggested encouraging owners to join a meeting to discuss the proposed changes prior to the voting period.

Section 8, Article 14 regarding parking and landscaping/improvements in the road right of way were discussed. There would be an impact on snow removal or snow storage if vehicles were allowed to park in the right of way. Marcus suggested one solution might be restricting parking, especially overnight, during Winter months with different regulations for the Summer. Educating owners was essential as there was confusion about road, right of way and lot setback.

Marcus agreed to recirculate the Covenant amendments to the Board. Marcus encouraged board members to send back comments. Marcus would review the road right of way comments prior to the next meeting. Marcus suggested a June meeting to review the amendment to the Covenants. Mark said Jim Jose would prepare a graphical depiction of the roads, rights of way, and lot setback lines within the Aperture community.

The next meeting was scheduled for June 23, 2025 at 10:00 a.m. It was agreed the Board could be increased to 5. A board member could be elected for one year and on the ballot for 2026. Upon agreement of the Board Members, Rob said he would invite Gary Davis to join the Board.

Concern had been expressed about roaming dogs. Rob and Mark agreed to reach out to the dog owners. Enforcement methods were in place and Marcus said he would explain the process if the dog owners did not respond.

At 3:59 p.m. Jim made a motion to adjourn the meeting. Mark seconded the motion and it was unanimously approved.

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Minutes prepared by Rob Harper, Toad Property Management

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