

APERTURE HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
NOVEMBER 13, 2024
VIA ZOOM – 1:00 PM

Present: Melinda Woodward, Lot 2
Jim Stormont, Lot 11
Gary Davis, Lot 14
Mark Hoesterey, Lot 8
Emily Mcgaughy
Charles Gale
Nate Foreman
Rachel Adams
Nancy Kinstler
Michael Deane
Rob Harper, Toad Property Management
Collin Schuhmacher, Toad Property Management

Proxy to Mark Hoesterey:
Weil, Lot 3
Houdek, Lot 4
Youngblood, Lot 10
Smart, Lot 20

Rob Harper called the meeting to order at 1:03 p.m. Rob confirmed there was a quorum and notice of the meeting had been distributed on October 11, 2024.

Rob Harper agreed to make a small amendment to the November 1, 2023 meeting minutes. Gary Davis made a motion to approve the minutes of the November 1, 2023 meeting with the small change. Melinda Woodward seconded the motion and it was unanimously approved.

Rob introduced Collin Schuhmacher who had recently purchased Toad Property Management. Rob explained he would continue to work for Toad until at least December 2025. Collin introduced himself and said he did not anticipate any changes to the operation of the company.

Rob explained Emily Mcgaughy and Charlie Gale were willing to continue on the Board for additional terms. There had been no additional volunteers to join the Board. Jim Stormont made a motion to appoint Emily Mcgaughy and Charles Gale to the Board for three year terms. Gary Davis seconded the motion and it was unanimously approved.

Rob said the snow at the pavilion would not be cleared during the Winter. If owners wanted to use the pavilion during the Winter they should reach out to Rob. Construction projects continued and there had been two lot sales during the past year.

Rob explained the Board had met with Trout Unlimited regarding possible improvements to the fish habitat along the Slate River. Trout Unlimited would research grant options and some potential projects were small and some large. Jim Stormont explained the Board felt improvements might be

beneficial for owners but the Board did not want to use Association funds for projects of that kind. Interested owners were welcome to participate in future discussion with Trout Unlimited.

The Board had approved the 2025 Budget and dues remained the same. Jim Stormont said some additional funds had been allocated to road maintenance instead of those funds going towards the Reserve Account. Gary Davis made a motion to ratify the 2025 Budget as presented. Mark Hoesteroy seconded the motion and it was unanimously approved.

Jim Stormont asked owners to contact Rob if they wanted to be in the Owner Directory. Rob agreed to send a reminder to all owners so an updated personal Directory could be shared amongst all owners.

The next meeting was scheduled for November 5, 2025 at 2:00 p.m. (MT).

At 1:27 p.m. Charlie Gale made a motion to adjourn the meeting. Michael Deane seconded the motion and it was unanimously approved.

Minutes prepared by Rob Harper, Toad Property

Management