

**APERTURE HOMEOWNERS' ASSOCIATION, INC.**  
**BOARD MEETING**  
**OCTOBER 17, 2023**  
**VIA ZOOM – 3:00 PM**

Present: Jim Stormont  
Emily McGaughy  
Mark Hoesterey  
Joe Robinson, Toad Property Management

Joe called the meeting to order at 3:13 p.m. and said there was a quorum.

Mark made a motion to approve the minutes of the July 25, 2023 and August 17, 2023 meetings. Emily seconded the motion and it was unanimously approved.

Prior to the meeting a draft 2024 Budget had been circulated to the Board for review. Design Review Income and Expenses were discussed. Joe agreed to check if Jim Jose required reimbursement for review work on variances performed during the year. Joe agreed to research Lot 9 and determine how the owner/new owners had dealt with the placement of the house on the lot.

Joe explained the line items in the draft 2024 Budget. Joe said the management fee would be increasing 6% in 2024 and said the insurance premium had remained at \$8,700 for the year. Joe said most expenses in the draft 2024 Budget had been based on actual expenses for 2023 except for snow removal as 2023 had been higher than an average snow year.

Joe confirmed the teak furniture in the pavilion had recently been stained and the irrigation system had been shut down for the Winter.

Joe explained the Town of Crested Butte had significantly increased water rates for the irrigation of the common areas. Joe said he had spoken with Charlie Farnan about the higher water rates charged to Aperture owners and Charlie confirmed it was part of an original agreement between the Developer and the Town. Joe agreed to provide Jim with the documentation outlining that agreement.

Group trash removal with Waste Management would be reviewed again once more homes were built.

Joe said there was approximately \$62,000 in the two bank accounts. At the end of the year \$23,000 would be transferred to the Reserve and it was necessary to build the Reserve Account for future road and bridge expenses. Joe confirmed the Reserve Account did receive some interest and Jim asked that higher interest rate options be reviewed.

Joe said the draft 2024 Budget assumed design plans for three new homes would be submitted for design review in 2024.

Joe explained the draft 2024 Budget kept dues at the current level. Jim made a motion to adopt the 2024 Budget as presented. Mark seconded the motion and it was unanimously approved. Joe confirmed the 2024 Budget would be sent to owners with the notice of the annual meeting. Joe said the annual meeting was scheduled for November 1, 2023 at 2 pm.

Joe explained an owner contact list could not be shared with all owners and it would be necessary for owners to grant approval to have their contact information released.

Emily asked if a list of preferred providers could be prepared and distributed to owners. Emily agreed to provide a list of the providers involved in her home as a starting point.

Emily said dogs from construction sites within the neighborhood continued to be a problem and landscaping was being torn up. Joe said he had followed up with some contractors and agreed to circulate a recent photograph of dogs roaming in the neighborhood. It was agreed a letter to all owners and the contractors would be sent if the dogs continued to roam.

At 3:57 p.m. Jim made a motion to adjourn the meeting. Emily seconded the motion and it was unanimously approved.

---

Minutes prepared by Rob Harper, Toad Property Management