

APERTURE HOMEOWNERS' ASSOCIATION, INC.
BOARD MEETING
OCTOBER 7, 2024
CRESTED BUTTE & VIA ZOOM – 3:00 PM

Present: Jim Stormont
Charles Gale
Emily McGaughy
Mark Hoesterey
Rob Harper, Toad Property Management
Jesse Kruthaupt, Trout Unlimited

Rob called the meeting to order at 3:08 p.m. and said there was a quorum.

Prior to the meeting information from Trout Unlimited had been circulated to the Board and Rob introduced Jesse Kruthaupt of Trout Unlimited.

Jesse explained the CB Fire District wanted to restore the banks of the Slate River near their neighboring property to improve fishing and habitat along the river. Improving a longer stretch of the river and going through Aperture would be more beneficial than just addressing 200 feet of river bank. Jesse explained plans could be very simple, inexpensive and quick to execute or on the other end of the scale the project would involve engineering/design plans, a large amount of restoration and significant cost and time. Grants might be available for the work and Trout Unlimited would search for suitable grants. Jesse agreed to continue to research options and report back to the Board when more information was available. Once more information was available it could be circulated to all owners and individual owners could contribute funds directly but Association funds would not be available for the project.

Charlie made a motion to approve the minutes of the September 19, 2024 meeting. Jim seconded the motion and it was unanimously approved.

Prior to the meeting a draft 2025 Budget had been circulated to the Board for review. Rob explained the 2025 Budget included a proposal from SealCo to crack seal the roads for approximately \$10,000. The crack sealing would help to protect the road surface. The Pavilion would probably need staining in 2026. Jim made a motion to approve the 2025 Budget as presented. Charlie seconded the motion and it was unanimously approved.

Rob said the 2025 Budget would be distributed to owners with the annual meeting documents. Topics for the November 6, 2024 annual meeting were discussed and Rob agreed to draft the Agenda.

Parking would be discussed at the January 27, 2025 Board meeting and Rob agreed to pull together some information and discuss with Marcus Lock, legal counsel.

At 3:55 p.m. Mark made a motion to adjourn the meeting. Emily seconded the motion and it was unanimously approved.