

**APERTURE HOMEOWNERS' ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**JULY 30, 2021**  
**VIA ZOOM – 2:00 PM**

Present: James & Melissa Kontos  
David Shute  
Chris Maguire  
Erica Yaguchi & Kirk Williams  
Mark Hoesterey  
Jim & Beth Stormont  
Kent & Emily McGaughy  
Rob Harper, Toad Property Management  
Jacob With, Law of the Rockies

Proxy:  
Wes Youngblood  
Travis Dunnaway

Rob Harper called the meeting to order at 2:10 pm and confirmed there was a quorum. Rob explained the meeting was the first owners meeting for the Association and notice of the meeting had been mailed on June 30, 2021. There were no minutes from prior meetings.

Rob explained minutes of the meetings and Aperture governing documents were displayed on the Aperture page at [www.toadpropertymanagement.com](http://www.toadpropertymanagement.com). Rob said Toad had been working with Cameron Aderhold on the formation of the Association and was now working with Kirk Williams. Rob explained furniture had been stained and installed in the Pavilion and landscaping was underway. Toad had been performing a lot of trash pickup and work on irrigation, lighting, etc, to make Aperture look good.

Jacob With explained Colorado law for Board members and said one seat on the Board needed to be an owner and the other two seats would be the Developer. Emily McGaughy explained they had purchased Lots 16 and 17 and Emily said she would be willing to join the Board. James Kontos nominated Emily to join the Board. Mark Hoesterey seconded the motion and it was unanimously approved.

Rob explained he had worked with Cameron Aderhold on a Budget and dues were \$825 per quarter, per lot. Once the Association had operated for a year it would be possible to adjust the Budget to reflect actual expenses. Kirk Williams asked if insurance needed to be increased and Rob said adjustments could be made once the actual insurance expense was known. No owners made a veto of the Budget and the Budget was ratified by the owners.

David explained the intention was to install security cameras at the pavilion, one pointing to the bridge, one to the furniture at the pavilion and one to the fireplace area. An additional two security cameras would be on the bridge focusing on river use. Footage could be reviewed, wiring would be hidden as much as possible and a small antenna dish would be installed in the fireplace area. The cost

would be approximately \$16,000 and installed by King Systems. Rob Harper explained an ongoing monitoring cost would need to be added to the Budget together with a monthly charge to the internet company. David confirmed the pavilion would also have internet service. Chris Maguire said the \$16,000 would be a developer cost and the Association would just be responsible for operating expenses. Owner privacy was a concern and the proposal was just to review footage if trespassing or criminal mischief had occurred in those specific areas. Concern was expressed about owners having access to view the camera footage and it was agreed to restrict the footage to a private, security role. James Kontos made a motion to approve the installation of the cameras as described above with Toad Property Management reviewing the footage on an as needed basis. Jim Stormont seconded the motion and it was unanimously approved. Rob asked that King Systems install some sort of alert system if the cameras stopped recording for some reason.

Kirk Williams said attempts continued to be made to keep construction contained to specific lots. It was suggested a specific area be designated for parking of the various trades in an attempt to avoid congestion. Communication and cooperation would be key to a solution which worked for owners and contractors.

It was suggested the 2022 annual meeting be held on the last Friday in July.

Rob Harper said owners could reach out to Toad Property Management with questions or concerns.

James Kontos made a motion to adjourn the meeting at 4:00 pm. Jim Stormont seconded the motion and it was unanimously approved.

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Minutes prepared by Rob Harper, Toad Property Management