

**APERTURE HOMEOWNERS' ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**NOVEMBER 1, 2023**  
**VIA ZOOM – 2:00 PM**

Present: Andrew Woodward, Lot 2  
Jim Stormont, Lot 11  
Gary & Cindy Davis, Lot 14  
Michael & Amy Deane, Lot 15  
James Kontos, Lot 18  
Matthew Erickson, Lots 9 and 12  
Mark Hoesterey, Lot 8  
Joe Robinson, Toad Property Management

Proxy to Mark Hoesterey:  
Scott Houdek, Lot 4  
Wes Youngblood, Lot 10

Joe Robinson called the meeting to order at 2:07 p.m. and explained Bruce McLean, President of the Board, would not be able to participate in the meeting. Joe confirmed there was a quorum and notice of the meeting had been distributed on October 18, 2023.

Jim Stormont made a motion to approve the minutes of the October 27, 2022 meeting. Matthew Erickson seconded the motion and it was unanimously approved.

Joe Robinson explained the four person Board, Bruce McLean, Emily McGaughy, Jim Stormont and Mark Hoesterey, had been busy during the year. Joe said the Bylaws did allow a Board of up to seven people and no less than three people and encouraged interested owners could volunteer.

Joe Robinson said Toad had been focusing on maintenance of the common areas. Joe explained the Toad crew would attempt to clear the pavilion and furniture of snow in a more timely manner during the upcoming Winter. Joe explained the furniture in the pavilion was being stained during the Fall. The furniture by the river had already been stained and would be covered for the Winter.

Joe Robinson said the Town of Crested Butte had been considering changes to reduce the number of vehicles and trailers parked along the entry way to Aperture. Joe said the parking had been a big problem during the Summer and new signage indicating "no overnight parking" had been added. The parking was not on Aperture property and it was up to the Town to patrol and control. Jim Stormont said the Board had sent a letter to the Town of Crested Butte requesting assistance.

The Board had distributed a letter to owners reminding them that dogs must not be allowed to roam the neighborhood. Owners were asked to notify their Contractors as dogs roaming from the construction sites had been the biggest problem.

Trailer storage had also been addressed by the Board and Joe said at the present time there were no trailers stored incorrectly within the Aperture property.

Michael Deane said landscaping had been damaged by vehicles parking in the 10 or 15 foot easements by the side of the road. Joe said construction vehicles were parking along the road and once construction reduced there would be less vehicles using the easement. Joe explained the need to maintain the drainage swales along the edge of the road and any landscaping/improvements should not interfere with the correct drainage. Michael asked for clarification of the permitted uses of the 10 or 15 foot easements. Individual lots did not go up to the edge of the road according to the plat and responsibility for those areas would be reviewed by the Board. Joe confirmed Section 14 of the Covenants did not permit on street parking. Jim Stormont suggested a short summary of the concerns would be drafted by the Board and Toad and circulated to owners for comment. Once owners submitted their opinions it would be clear if an amendment to the Covenants would be acceptable to at least 67% of owners or if rules could be established. Fire Department and snow storage would need to be considered and the regulations for Summer and Winter might need to be different.

Prior to the meeting the Board approved a 2024 Budget and that Budget had been circulated to all owners. Joe Robinson said the 2024 Budget kept annual dues at the current level of \$4,000 per lot. Joe explained the Town of Crested Butte had changed the water usage threshold from 8,000 gallons to 4,000 gallons and that had significantly increased the cost for irrigation. Jim Stormont explained the Developer had agreed with the Town of Crested Butte for Aperture to pay a higher rate for the use of Town water. Joe Robinson agreed to continue to follow up with Charlie Farnan and the Town to obtain a copy of the original agreement.

Joe Robinson explained funds would be transferred to the Reserve Account at the end of the year. Jim Stormont said the Board had requested the funds be placed in an interest bearing account. Joe Robinson said the local banks did not offer good rates and he was currently working with First Citizens Bank, who specialized in HOA banking, to possibly obtain better rates of interest. Jim Stormont made a motion to ratify the 2024 Budget as presented. Michael Deane seconded the motion and it was unanimously approved.

Joe Robinson said he would email owners and ask owners interested in having contact information in a neighborhood directory to reach out to Amy Deane. Amy confirmed the directory would be used for social activities.

The next annual meeting was scheduled for November 6, 2024 at 2:00 p.m.

A 3:00 p.m. Amy Deane made a motion to adjourn the meeting. Mark Hoesterey seconded the motion and it was unanimously approved.

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Minutes prepared by Rob Harper, Toad Property Management