

**MEADOW VISTA CONDOMINIUM ASSOCIATION
ANNUAL OWNERS' MEETING
THURSDAY, SEPTEMBER 30, 2021
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

The following people were present:

Valerie Strassberg	Unit C
Jan Grantham	Unit D
Scott Sanders	Unit E
Laura and Doug Johnston	Unit F
Pat Del Tredici	Unit G
Martin Catmur	Unit H
Rob Harper, Toad Property Management	

Proxy to Valerie Strassberg:

Leah And Dan Matzinger	Unit B
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The meeting was called to order at 5:29 p.m.

Rob said notice of the meeting had been given on August 24 and confirmed there was a quorum.

Laura made a motion to approve the September 28, 2020 meeting minutes as distributed. Jan seconded the motion, and it was unanimously approved.

Rob noted that Complete Coverage had completed the staining project and that the stain was generally looking very good with the exception of a couple small areas and Complete Coverage would address those areas.

Rob also noted that David Gross was in the midst of a large building project on a neighboring property. There was some discussion of an incident in which workers trying to access the back of their project with heavy equipment had driven across neighboring land. David Gross had apologized and offered to replace any impacted landscaping. As the new construction would restrict direct pedestrian access from Meadow Vista to the rest of CB South it was generally agreed the Association would attempt to obtain an easement or pedestrian pathway from Meadow Vista property to Elcho Avenue. Jan said she would reach out to the CB South POA to discuss an easement and to determine the POA meeting schedules. Attempts would be made to have a Board member at future POA meetings.

Pat inquired why her bill for the staining project was less than other units. Rob confirmed that each unit should have been charged an equal amount of \$1500 and said he would look into whether Pat was in fact billed less than other units and resolve the issue.

Rob said that the 2022 Budget had been approved by the Board at their recent meeting. Rob explained that end of year expenses would be close to the 2021 Budget and the 2022 budget increased dues slightly.

There was a lengthy discussion about landscaping. Rob said in prior years the Board had decided to cut landscaping costs by homeowners weeding the flower beds closest to the buildings. There was general support for this method of cutting landscaping costs.

There was also a discussion of the south side garden, which required a significant amount of water and maintenance. It was generally agreed that Toad would obtain a proposal for a one-time expenditure to replace the south side garden with lower maintenance plants which would also require less water. Rob said he would obtain an initial quote from Alpine Landscapes for the Board to review and a decision would be made in the Spring.

Jan made a motion to ratify the 2020 budget as submitted. Pat seconded the motion, and it was unanimously approved.

Rob said Jan Grantham was willing to continue on the Board for a 3 year term and Scott Sanders had volunteered to complete the remainder of the term vacated by Heather Woodward. No additional names had been put forward.

Doug made a motion to elect Jan to the Board for a 3 year term. Valerie seconded the motion, and it passed unanimously.

Laura made a motion to elect Scott to the Board for a 2 year term. Pat seconded the motion, and it passed unanimously.

Scott said he had worked with Spectrum to set up internet service to his unit and Spectrum had not charged for the wiring costs to provide service to that building despite the initial estimate of \$9,000 for installation. Valerie said the Spectrum corporate office had requested a signed access form to complete the work for the second building. Valerie agreed to share information with Jan and the Board would sign an access form if necessary. It was confirmed internet was an individual unit expense and not part of the Association's budget.

Rob said that an engineer and a roofer had both looked at the roof of Unit G and determined there was a need to install both a post and a beam to support the roof. Rob said that work on the roof would likely be completed later in the year.

The meeting adjourned at 6:43 p.m.

Prepared by Rob Harper
Toad Property Management