

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 6, 2022 – 2:00 P.M.
VIA ZOOM**

Present:

Andrea Ouimet
Michelle Gerber
Chet Boyce, Toad Property Management

Chet called the meeting to order at 2:00 p.m. and confirmed there was a quorum present. Chet said that notice of the meeting had been given on April 1, 2022.

Andrea made a motion to approve the minutes of the August 24, 2021 meeting. Michelle seconded the motion, making approval unanimous.

Andrea said that the new owners of Unit 10 wanted to move forward with improvements to the exterior of their unit, rather than waiting for the Association to undertake the exterior remodeling project. Unit 10 was planning to install new windows, new siding, and a new roof this spring and as a result did not think they should be required to pay the Special Assessment for the Association-wide exterior remodel. Andrea said that the owners of Unit 10 had also asked about the approval process for their color choices as well as the installation of a wrap-around deck. Andrea had communicated that they would need to get a building permit from Mt. Crested butte for a planned wrap-around deck. It was also raised that the owners might need to have a survey done to ensure they were building the deck on their property. Andrea said that she had directed the owners to contact the Town of Mt. Crested Butte for guidance.

Chet said that every contractor to whom Toad had reached out regarding the Elk Ridge exterior remodel had given a start date of 2023 as their earliest availability. The owners of Unit 10 had communicated that the contractors they were planning to use were friends, and it was agreed that the Board should ensure that all three contractors were licensed, bonded, and insured. Andrea said that it would be necessary to give Unit 10 some parameters for the allowable changes to the unit, including that the windows must remain the same size, siding needed to be similar to the existing siding, and the colors would need to be approved by the Board. It was agreed that the colors of Unit 10 did not need to exactly match the other Elk Ridge buildings.

Andrea added that Unit 10 owners wanted to add a patch of asphalt, and noted that Elk Ridge needed to do some patching work as well. Chet said that a member of the Toad Maintenance Team would be meeting with SealCo in the near future, and SealCo would provide a bid for patching or repaving at Elk Ridge.

It was agreed that the owners would need to present their full proposal for the remodel to the Board, including the names of contractors and confirmation that those

contractors were licensed, bonded, and insured. The proposal should also include plans for the remodel that complied with Mt. Crested Butte requirements, and should provide information on the materials and colors that would be used in the remodel. It was agreed that once the Board had received the full proposal, they would meet again to vote and either approve, disapprove, or recommend changes to the project.

Chet noted that there was an open Board seat, which had been vacated when Rebecca Vehik sold her unit. Andrea said that two owners with whom she had spoken had expressed interest in serving on the Board. Chet noted that the open Board term expired in October 2022, and an election would be held for that seat at the Annual Meeting whether or not the Board chose to appoint a Board member now. It was agreed that the Board would wait until the Annual Meeting to fill the open seat.

Andrea said that she would send Chet a photo of the Wood Creek dumpster sign, which indicated that the dumpster was private and for HOA use only. Once the current Elk Ridge dumpster was replaced, Chet could have a similar sign made and affixed to the new dumpster.

Andrea made a motion to adjourn at 2:29 p.m. Michelle seconded the motion, making approval unanimous.

Prepared by Rob Harper
Toad Property Management