

BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.
ANNUAL OWNERS' MEETING
January 12, 2024, 5:00 PM (MT)

IN PERSON
Toad Property Management Office
318 Elk Ave., #10
Crested Butte, Colorado
and
VIA ZOOM

<https://us02web.zoom.us/j/5548296044?omn=84569636844>

You are hereby notified that the Basin Mountain Village Association Annual Owners' Meeting will be held in person and via zoom on January 12, 2024 at 5:00 PM. If you are unable to attend, please fill out and return the attached proxy form.

I (we) as owners of Unit _____ and member of the Basin Mountain Village Association, hereby appoint the said person as my (our) proxy for the Annual Meeting of the Membership of the Association. Said meeting to be held January 12, 2024 at 5:00 PM via Zoom.

Please designate a specific member of the Association or your legal representative to vote as your proxy. That individual must be participating in the meeting for your designation to be valid. This proxy will expire 30 days after the Annual Meeting of the Owners.

I hereby designate the following person as my proxy:

OR

() Property Owner or Authorized Representative, named here:

As Proxy, said person may vote and/or take any other action I(we) would take, on our behalf, as if I(we) were personally present. This proxy will expire 30 days after the Annual Meeting.

Owner/Lot and Filing Number

Date

Email Address _____

PLEASE RETURN YOUR PROXY BY 5:00 PM, January 11, 2024 to: Basin Mountain Village Assoc.,
PO Box 2776, Crested Butte, CO 81224 or to alexander@toadpropertymanagement.com



TOAD PROPERTY MANAGEMENT
318 Elk Avenue | PO Box 2776
Crested Butte CO 81224
t: 970-349-2773 | w: toadpropertymanagement.com

AGENDA
BASIN MOUNTAIN VILLAGE, INC.
ANNUAL OWNERS' MEETING
January 12, 2024, 5:00 PM

- Call to Order
- Proof of Notice
- Roll Call/Establish Quorum
- Old Business
 - FY24 Budget Ratification
- New Business
 - Snow Removal (Driveways)
 - Common Trash/Recycling Discussion
 - Design Review Process
- Election of the Board of Directors
- Set 2024 Annual Meeting Date
- Adjourn

*****Meeting of the Board of Directors to Immediately Follow*****



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New Fiscal Year Budget Comparison

Properties: Basin Mountain Village Association Inc - PO Box 2776 Crested Butte, CO 81224

Period Range: Jan 2024 to Dec 2024

Comparison Period Range: Jan 2023 to Dec 2023 (Same Period Last Year)

Additional Account Types: Asset, Cash, Liability, Capital

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Period Budget	Comparison Budget	Comparison Actual
Income			
Dues	74,825.00	72,500.00	45,612.00
Total Budgeted Operating Income	74,825.00	72,500.00	45,612.00
Expense			
Management fees	17,325.00	16,500.00	15,125.00
Insurance	13,500.00	12,000.00	2,204.59
Legal - General	500.00	500.00	169.50
Miscellaneous	300.00	300.00	0.00
ADMIN/OFFICE			
Accountant	500.00	500.00	357.00
General Admin: Filing Fees, Postage, Copies	200.00	200.00	21.25
Bank Fees	0.00	0.00	9.00
Total ADMIN/OFFICE	700.00	700.00	387.25
REPAIRS AND MAINTENANCE			
Repairs and Maintenance - General	2,000.00	2,000.00	938.13
Total REPAIRS AND MAINTENANCE	2,000.00	2,000.00	938.13
LANDSCAPING / GROUNDS MAINTENANCE			
Landscaping/Grounds- general	3,500.00	3,500.00	162.50
Total LANDSCAPING / GROUNDS MAINTENANCE	3,500.00	3,500.00	162.50
SNOW REMOVAL / SNOW PLOWING			
Snow Removal - General	12,000.00	12,000.00	7,533.75
Snow Removal - Roof	14,000.00	14,000.00	0.00
Total SNOW REMOVAL / SNOW PLOWING	26,000.00	26,000.00	7,533.75
ROAD MAINTENANCE			
Road Maintenance - Gravel/Grading	2,000.00	2,000.00	750.00
Total ROAD MAINTENANCE	2,000.00	2,000.00	750.00
Reserve Fund	9,000.00	9,000.00	0.00
Total Budgeted Operating Expense	74,825.00	72,500.00	27,270.72
Total Budgeted Operating Income	74,825.00	72,500.00	45,612.00
Total Budgeted Operating Expense	74,825.00	72,500.00	27,270.72
NOI - Net Operating Income	0.00	0.00	18,341.28
Total Budgeted Income	74,825.00	72,500.00	45,612.00
Total Budgeted Expense	74,825.00	72,500.00	27,270.72
Net Income	0.00	0.00	18,341.28

New Fiscal Year Budget Comparison

Account Name	Period Budget	Comparison Budget	Comparison Actual
Asset			
Accounts Receivable	0.00	0.00	504.00
Other Receivables	0.00	0.00	913.71
Prepaid insurance	0.00	0.00	2,650.44
Total Budgeted Asset	0.00	0.00	4,068.15
Cash			
Checking	0.00	0.00	12,229.13
Total Budgeted Cash	0.00	0.00	12,229.13
Liability			
Prepayments	0.00	0.00	-504.00
Accounts Payable	0.00	0.00	-1,540.00
Total Budgeted Liability	0.00	0.00	-2,044.00

Quarterly Reporting: Balance Sheet

Properties: Basin Mountain Village Association Inc - PO Box 2776 Crested Butte, CO 81224

As of: 12/13/2023

Accounting Basis: Accrual

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Checking	16,349.75
Total Cash	16,349.75
Accounts Receivable	756.00
Other Receivables	913.71
Prepaid insurance	2,650.44
TOTAL ASSETS	20,669.90
LIABILITIES & CAPITAL	
Liabilities	
Prepayments	252.00
Total Liabilities	252.00
Capital	
Calculated Retained Earnings	18,341.28
Calculated Prior Years Retained Earnings	2,076.62
Total Capital	20,417.90
TOTAL LIABILITIES & CAPITAL	20,669.90