

**BASIN MOUNTAIN VILLAGE ASSOCIATION, INC.**  
**Annual Meeting of the Owners**  
**January 12, 2024 – 5:00 PM**  
**Via Zoom**

Present:

Edward Allis	243 Elk Valley 1C
Tom Evans	243 Elk Valley 1D
Larry Newman	231 Elk Valley 2A
Carly Schoffs	231 Elk Valley 2B
Scout Walton (Proxy)	231 Elk Valley 2C
Matt Meldrum	197 Elk Valley 3B
Kimberly Baldwin	197 Elk Valley 3D
Jerry Danni	101 Elk Valley 1B
Scott & Katie Schofield, Jaima Giles	101 Elk Valley 1C
Hannah Dorsett	101 Elk Valley 1D
Patrick Dinneen	131 Elk Valley 1A
Adam & Allison Doyle	131 Elk Valley 1C
Andy & Lisa Neidert	131 Elk Valley 1D
Jesse & Devon Kajar	161 Elk Valley 1A
Brett & Caitlyn Silverstein	161 Elk Valley 1C
Kyle Murphy	131 Elk Valley 1B
Wendy Sturniolo	161 Elk Valley 1D
Alex Summerfelt, Toad Property Management	
Erin Dicke, Toad Property Management	

Alex called the meeting to order at 5:02 p.m. and confirmed the meeting had a quorum. Notice of the meeting had been sent out on December 13, 2023.

Alex explained 12 units had been added, making 24 units in total, and that had made a significant difference to the Budget for 2024. Alex said he anticipated insurance being over budget as significant increases in renewal rates were happening with other associations. Snow removal costs, ground and roof, were unknown but attempts had been made to budget for an average snow year. Alex explained the scope of work for snow removal would be discussed later in the meeting. The Budget had been prepared anticipating roof snow removal, the snow removal in the common walkway areas and the individual driveways.

Jerry Danni made a motion to ratify the 2024 Budget as presented. Larry Newman seconded the motion and it was unanimously approved.

Alex said the Board had been discussing snow removal for individual driveways and if that should be an Association expense or an individual owner expense. Alex explained Lacy Construction had been hired for the machine snow removal. Roof snow removal would probably be Blue Dog Home Improvement or Complete Coverage but a decision had not yet been made on that. Alex said the snow build up on the roofs would be watched to get timing right so that roof snow removal did not happen too soon but safety was not compromised. Alex explained snow removal would probably happen in the next 2 to 3 weeks depending on snowfall. Concern was expressed about the snow build up on the shed roofs.

Alex agreed to follow up with Lacy Construction as 101 Elk Valley 1B and 1C and 161 Elk Valley 1A and 1C had not had walkways to their units plowed.

Alex explained smaller machines would be used after roof snow removal to remove the roof snow/ice from the ground between units.

Alex thanked Jerry Danni for meeting with Lacy Construction to define the current scope of work for ground snow removal. After a short discussion it was generally agreed the current scope of work which included the plowing of individual driveways would continue to be an Association expense.

Alex thanked Larry Newman, Matt Meldrum, Laura Malone, Jonathan Braun and Jerry Danni for volunteering to be part of the initial Board of the Association. Tom Evans said gravel had been pushed into landscaping during the initial plow of the season and Alex confirmed that would be dealt with in the Spring when the snow melted.

Alex encouraged owners to reach out to Toad with questions or concerns during the year.

Alex explained trash and recycling had been discussed by the Board as it had been suggested that a dumpster, inside an enclosure, would be preferable to the individual toters. There would be cost savings but a location for the dumpster had not yet been identified. Larry Newman said the Board had suggested a possible partnership with Stallion Park or one of the common areas within Buckhorn to have the dumpster enclosure but those entities had not yet been approached. Alex said individual toters must be in a garage except for the day of trash pickup to avoid bears getting into the trash. Short term rental managers needed to schedule the moving of the trash in a timely manner. Larry Newman said there was not currently a good option for recycling without a significant cost from Waste Management. Current options were taking recycling to the Town of Crested Butte or Gunnison. It was generally agreed the Board should continue to research options but concern was expressed about the success of recycling within the valley.

Alex said Buckhorn Ranch engaged Bart Laemmel to assist with the design review process and it had been suggested that a design review committee be set up just for Basin Mountain Village. Bart had confirmed all projects would need to go through the full Buckhorn approval process but a sub committee could be set up to provide consistency throughout the neighborhood for additions such as decks. Jerry Danni and Tom Evans said they felt there was a benefit to having a Basin Mountain review prior to the review by Buckhorn and Bart Laemmel. Alex confirmed design review within Basin Mountain would require the drafting of design guidelines and those guidelines might need to be reviewed by legal counsel.

Scout Walton made a motion to establish a Design Review Committee for the Association. Jesse Kajar seconded the motion and it was unanimously approved. Alex said there were some exterior review projects pending. Alex explained the Board would appoint the Committee members and how to deal with pending projects would need further discussion.

After a long discussion Jerry Danni made a motion to establish Design Guidelines for the Association. Scout Walton seconded the motion and it was unanimously approved.

Alex said he would reach out to owners to ask for volunteers to join the Design Review Committee and the Board would review and establish a Design Review Committee. Erin Dicke of Toad Property Management said she had construction experience and would be happy to help with the preparation of the Design Guidelines. Alex said a special owner meeting would be set if it was necessary to introduce a moratorium on construction projects pending a committee and guidelines being established.

Alex explained Jonathan Braun, Larry Newman, Matt Meldrum, Jerry Danni, Bianca Bruce and Heidi Lange had all expressed interest in joining the Board. Alex said the Board could consist of up to seven directors. Alex explained the 3 year board terms would be staggered and as it was the initial meeting there would be some one year terms, some two years terms and some three year terms.

Tom Evans made a motion to appoint the six volunteers to the Board - Jonathan Bruce, Larry Newman, Matt Meldrum, Jerry Danni, Bianca Bruce and Heidi Lange. The motion received a second and was unanimously approved. The Board would establish the board terms for the six Directors and also appoint officers. Interested owners could volunteer for the vacant seventh seat on the Board.

The next annual meeting was scheduled for Monday, November 4, 2024 at 5:00 p.m. (MT).

Alex explained there would be a board meeting immediately after the meeting and owners were welcome to participate.

At 6:10 p.m. Larry Newman made a motion to adjourn the meeting. Jesse Kajar seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management