

CHADLINGTON HOUSE CONDOMINIUM OWNERS ASSOCIATION

2022 Annual Meeting

P O BOX 2946

CRESTED BUTTE, COLORADO 81224

Minutes, General Membership Meeting

October 15, 2022

The meeting was called to order at 6:12 P.M. Mountain Time from Unit C-6 by Zoom on October 15, 2022. A quorum was not established with 14 of 30 members in attendance, proof of notice was given on October 3rd, and the minutes of the October 16, 2021, general membership meeting were unanimously approved. Presiding officers were:

President, Dave Ahrendt

Vice President, Mitch Kain

Secretary/Treasurer, Alec Lindeman

Property Managers, Craig McManus transitioning to Toad Property Management

A financial report was given. The McNurlin Hitchcock CPA firm reviewed 2021 financials. The 2022 profit and loss/budget year to date comparison was presented by Craig McManus on a line-by-line basis. Several common expenses increased greatly over the year, with the largest contributors being water/sewer, trash/recycling, insurance, and management costs. Bank accounts totaled \$41,849.62 on 12/31/2021. Checking balance was \$21,645.45 and Money Market balance was \$20,204.17 as of 12/31/2021.

The proposed 2023 budget was presented on a line-by-line basis with a detailed and extended discussion on each item. There were many significant increases in expenses discussed, the largest being the new insurance and the increases in our water/sewer fees. Reserves will continue to be built.

The membership ratified the 2023 budget that held the increase to current dues levels.

The BOM confirmed the 2022-2023 snow removal team; Lacy for heavy plowing and Toad Property Management for shoveling.

Future projects were discussed, including saving for the imminent roofing project scheduled for 2030. Increasing expenses were again discussed, referencing the new dues catching up to rapid changes to local expenses.

Alec Lindeman was re-appointed to the Secretary/Treasury position he currently holds. No other volunteers presented themselves for Board consideration.

A discussion was fostered on potential Rules and Regulations changes. Specific verbiage was cited that would help manage the parking lot. Lindeman suggested Short Term Rental guests be notified that they are responsible for digging out their own parking spots, and to not steal spots dug out by others. The potential to require rental insurance for units that Short Term Rent was discussed and compared to Town of Mt. Crested Butte compliance.

The next annual meeting was scheduled for October 16th, 2023 at 6:00 P.M. Mountain Time.

The meeting was adjourned at 7:23 P.M.