

**CHADLINGTON HOUSE CONDOMINIUM ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, FEBRUARY 2, 2024
9:00 A.M.
CRESTED BUTTE
VIA ZOOM**

Present: Dave Ahrendt
Mitch Kain
Nel Berkett
Alex Summerfelt, Toad Property Management
Erin Dicke, Toad Property Management

The meeting was called to order at 9:01 a.m. and Alex confirmed a quorum.

The results of the recent survey were reviewed and Alex said there had been a good response. Five owners were currently short term renting and more owners would consider short term renting in the future. From the survey the responses regarding short term rentals indicated parking had the largest impact on other owners. Fees for short term rentals and how much those fees needed to be was discussed. The response section of the survey had provided some support and also some objection to potential short term rental fees.

Alex said insurance companies and lenders liked to see language regarding short term rentals and wear and tear on the buildings. Alex recommended the Association have legal counsel review the Association's governing documents prior to introducing any language in rules and regulations or amending governing documents.

Mitch made a motion to hire legal counsel to review the Association's governing documents and the recent survey results regarding short term rentals and possible fees. Nel seconded the motion and it was unanimously approved. Alex agreed to contact Law of the Rockies.

Alex agreed to provide written examples of short term rental fees in other associations. Alex would also provide written information from the insurance companies outlining the impact of short term rentals. Documentation for percentages of short term rentals in other associations would also be researched.

Noise, lack of moving vehicles during a storm, trash disposed of incorrectly and dogs at the units were concerns expressed regarding short term rentals.

A Resolution was drafted agreeing the existing bank accounts at BMO would be closed and new accounts opened with Rob Harper, of Toad Property Management, and Nel Burkett as signers on the new accounts. Dave said he would have quarters from the laundry machines to present to the new bank. The three board members signed the Resolution and the Resolution would be presented to the new bank.

Alex confirmed a couple of contractors would inspect the handrails once the snow melted and make proposals for replacement of the handrails. It was generally agreed the handrails would be replaced with the same materials unless the contractor could suggest a material which would be less

expensive. Dave said the decks would need to be power washed, scraped and painted. Alex agreed to explore options for contractors to power wash and scrape the decks and then volunteers from the Association would paint the decks with materials provided by the Association.

Alex said there had been requests for bike racks. It was agreed Toad would research options for bike racks on the ground and also bike racks attached to the walls. A bike wash station would also be researched.

It was agreed any snow removed from the decks would not be moved into the parking lot. The Association's snow blower would be used if the machine was operational.

Alex would be out of contact for a month and Erin would be the direct contact. The contact details would be provided.

A vehicle had been parked in the upper parking lot for a couple of months. The police had said they would not be able to assist and Dave said it had not been possible to reach the registered owner of the vehicle. An image of the vehicle would be sent to Toad and Toad would reach out to as many people as possible to locate the owner of the vehicle and have the vehicle removed.

At 10:10 a.m. Mitch made a motion to adjourn the meeting. Dave seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management