

**CHADLINGTON HOUSE CONDOMINIUM ASSOCIATION  
ANNUAL MEETING OF THE OWNERS  
TUESDAY, OCTOBER 22, 2024  
5:00 P.M.  
318 ELK AVENUE, CRESTED BUTTE  
& VIA ZOOM**

Present:

Unit B2 – Mitchell Kain  
Unit B4 – Mark Sarinopoulos  
Unit B6 – Jacob Rierson  
Unit C1 – David Ahrendt  
Unit C6 – Cal Fenerty  
Unit D1 – Alec Lindeman and Nel Burkett  
Unit D2 – Anthony Poconi  
Unit D5 – Sonya Kashiwa  
Unit B5 – Paul Ribich  
Unit C4 – Karen Zuehlke  
Unit E3 - Moss Wagner  
Unit C5 - Cindy Jenkins  
Unit E6 – Jeffro Antonczyk  
Erin Dicke, Toad Property Management

Erin called the meeting to order at 5:08 p.m. and said notice of the meeting had been sent 14 days prior to the meeting. Erin said there was not a quorum.

Mitch Kain made a motion to approve the minutes of the November 13, 2023 annual meeting as presented. The motion received a second and was unanimously approved.

Erin explained Toad had repaired some damage caused by leaks, fixed and painted some exterior stairways and repaired railings. Toad assisted with some snow shoveling and minor landscaping but most of the work was completed by owners in an effort to reduce expenses.

Erin said a walkway at Building A required additional work to the footer and repairs would be discussed once estimates for the two had been received. The work needed to be completed prior to Winter and temporary repairs had been made to make the walkway safe.

Nel Berkett said insurance premiums had increased. Erin explained the insurance annual premium would increase by approximately \$3,000 which was a smaller increase than many associations had experienced. Nel thanked all owners who had participated in snow shoveling and said the snow removal costs had been approximately half of the budgeted amount in 2024.

Nel explained \$20,000 would be transferred from the Operating Account to the Reserve Account at the end of the year. Erin said there was approximately \$15,600 in the Reserve Account at the present time.

Nel said two quotes had been obtained for exterior painting/staining of some parts of the buildings. The Toad estimate was \$7,000 per building and Mike Keith of Complete Coverage estimated \$11,500 for all work. Dave Ahrendt would meet with Complete Coverage to discuss exactly what the Association wanted done and obtain revised estimates for the specific areas of each building which required work. Nel explained a bid had been obtained for driveway repair, grading and gravel of \$5,000. Attempts were being made to obtain a second bid. The work would be performed in the Summer and it was necessary to decide which project would be completed first.

A suggestion was made to replace the wooden walkways with a Trex type of product. Erin agreed to ask Toad to put together a simple cost comparison so a decision could be made. Erin explained a Trex type of product would cost approximately 30% more than wood. Erin said she would research any potential grant funds available for the use of more fire-resistant products.

The snowplow driver would be asked to make the driveway better during the Winter and then the driveway repair would occur in the Spring/Summer. A Trex type of product for walkways would be researched but repairs and painting of the walkways would happen in the Spring. Some additional work would be performed on the railroad ties.

Erin explained the 2025 Budget did not increase dues. Nel Berkett made a motion to ratify the 2025 Budget as presented. Dave Ahrendt seconded the motion and it was unanimously approved. An inspection of the roofs from the ground would be completed to determine if another screw and glue on the roofs was necessary.

Mitch Kain would be stepping back from the Board after serving 5 terms as a board member and Mitch was thanked for volunteering for so many years. Dave Ahrendt said he would be willing to continue for an additional year and Dave was thanked for the extra work he did around the buildings. Jacob Rierson said he would be willing to join the Board. Jacob Rierson was elected to the Board for a three year term.

Nel Berkett said after a recent Survey of all owners the Board had been discussing possible regulation of Short Term Rentals but the existing governing documents did not permit the introduction of potential fees, fines or regulations. Erin explained Jacob With of Law of the Rockies would update the governing documents and they would be sent to all owners with a Ballot. The amendment to the Covenants would require the approval of at least 67% of owners. If the ballot did not secure the necessary votes the Association would continue to operate with the existing Covenants and no regulating of Short Term Rentals would be introduced. Nel gave owners the opportunity to express their view of Short Term Rentals.

After a long discussion the Board would continue to research an amendment to governing documents and one owner suggested a possible voluntary payment for Short Term Rental units. It was suggested an additional meeting be held to discuss prior to moving forward with a ballot. Some owners said a ballot/vote might give a clear indication of support for some sort of regulation of Short Term Rentals.

A special meeting of owners was scheduled for November 12, 2024 at 5:30 p.m. to continue the discussion of Short Term Rentals. A ballot would just give the Association the opportunity to impose fees or capping the number of nightly rentals but it would be general and not enter into specifics of fees, etc. A draft of the ballot would be available for the November 12<sup>th</sup> meeting.

Erin thanked owners for volunteering for snow shoveling or landscaping as it did save the Association a lot of money.

At 6:32 p.m. Mitch Kain made a motion to adjourn the meeting. Alec Lindeman seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management