

CHADLINGTON HOUSE CONDOMINIUM OWNERS' ASSOCIATION
BOARD OF MANAGERS
P O BOX 2946
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Property Manager: (970)901-7975

Semi-annual BOM Meeting Minutes
April 23, 2022

The meeting was called to order on April 23, 2022, at 6:04 PM on the internet platform Zoom. Proof of Notice was given, and the minutes of the earlier meetings were approved. Attending was:

Dave Ahrendt, President
Mitch Kain, B-2, Vice President
Alec Lindeman, D-1, Treasurer
Craig McManus, C-6, Manager
Moss Wagner, E-3
Paul Wieland, E-1
Kim and Paul Ribich, B-5
Jeff Antonczyk, E-6

A financial report was given by the Property Manager. All but 3 units were current with their dues. Those three have been contacted and have or will soon correct the arrears. Our bank accounts have been increased to \$43,818.75 as of April 23, 2022, a welcome increase; \$15,314.41 operating and \$25,504.34 in reserves. We have made a large payment not included. That our budget vs actual was in line even with new water meters being installed was encouraging. We canceled our laundry account as we were charged a ridiculous fee each month. Those funds were transferred to the operating account.

Our master insurance policy with Farmers only went up slightly, considering we have recently had a few water damage claims. However, our deductible for water damage has gone up to \$20,000. I suggest owners check with their insurance agent for availability of an assessment rider that would reimburse the policy holder for any assessments we make.

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Increased STR usage has led to misuse of the recycling privileges due to a lack of guest education on proper recycling requirements. There have been several member complaints about our short-term guests being unaware of the local rules. The Town of Mt Crested Butte has an STR complaint line. Please use it. (970)349-6632, ext. 103, Tiffany O'Connell.

Summer projects were discussed.

- The drive and parking area will have spot road base applied by C B MacTrout and Lacy contracted to apply water and mag chloride.
- Walks and decks will be checked for winter damage and repaired where needed.
- 2 new Speed Queen, front loading washers have been ordered and will be installed within the next 10 days.
- The upper decks and walks need a coat of paint.

The topic of new common amenities was discussed. Possible amenities were a fire pit, new common grill and table, horseshoe game and corn hole set. Noise, safety and expense issues were discussed with general agreement that the cornhole sets, grill and new tables would be acceptable. The other ideas were tabled until the BOM gets input from the end unit owners who would be most affected by the noise.

There was general agreement that STR usage needed to be regulated. Ideas included:

- an HOA fee for each rental/pillow.
- Increased liability insurance.
- Limits on number of possible STR units.
- Limit # of guests.
- Stringent posting requirements.
- Moratorium on new STR approvals pending new regulations.
- Pay extra for laundry usage.
- Annual fire extinguisher inspection(professional).
- Fine schedule

The discussion was tabled for a future special meeting in mid-June to give time for all members to weigh in with their thoughts. Attached, please find an example of HOA rules currently being debated by the Horseshoe development.

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The BOM set the next General Membership meeting of the Chadlington house Condominium Owners Association we hope will be a hybrid physical and Zoom meeting. We will meet on October 15, 2022 @ 5:00 pm. Logistics are being worked out.

There being no other business, the meeting was adjourned at 7:11 pm.

The next semi-annual meeting of the BOM will be immediately following the General Membership meeting on October 15,2022