

**CHADLINGTON HOUSE CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE OWNERS
MONDAY, NOVEMBER 13, 2023
5:00 P.M.
318 ELK AVENUE, CRESTED BUTTE
& VIA ZOOM**

Present:

- Unit A3 – Dan Cascino
- Unit A6 -Jonathan & Cecilane Jacinto
- Unit B1 - Cella DeSousa
- Unit B2 – Mitchell & Helen Kain
- Unit B4 – Mark Sarinopoulos
- Unit B5 – Paul & Kim Ribich
- Unit B6 – Jacob & Jessica Rierson
- Unit C1 – David Ahrendt
- Unit C6 – Cal Fenerty
- Unit D1 - A. Lindeman N. Burkett
- Unit D2 – Anthony Poponi
- Unit D5 – Sonya Kashiwa
- Unit D6 – Brian Duhon
- Unit E1 – Paul Wieland
- Unit E2 – Kyle Butts
- Unit E3 – Moss Wagner
- Alex Summerfelt, Toad Property Management

Alex called the meeting to order at 5:05 p.m. and said notice of the meeting had been sent on October 25, 2023. Alex said there was not a quorum.

A motion was made to waive the reading of the minutes of the October 15, 2022 annual meeting. The motion received a second and was unanimously approved.

A motion was made to approve the minutes of the October 15, 2022 annual meeting as presented. The motion received a second and was unanimously approved.

Alex said the Board was very involved in the running of the Association and the work performed by the Board saved the Association money. The volunteer hours on the landscaping had made a significant difference.

Alex explained it was the first year for Toad Property Management to manage Chadlington House and encouraged owners to reach out to him with questions. Alex said a draft 2024 Budget had been distributed to all owners and the Budget included a 7% increase in dues. Alex explained many of the expense line items had been based on actual expenses. The money for the Reserve Account had been increased from \$15,000 to \$20,000 as there would be several capital projects coming up in the near future. Alex gave a quick summary of the 2024 Budget expenses. Alex explained a Reserve Study would be an additional expense for the Association but would be a good tool to understand future capital projects.

Alex explained the water meters for two buildings had to be installed during the year and that had increased expenses for Mt. Crested Butte Water & Sanitation District. Snow removal had been over budget as it had been a big snow year. Alex said landscaping was significantly under budget due to the volunteer hours provided by owners.

Alex said the 2024 Budget would automatically ratify as there was not a quorum at the meeting.

Nel Berkett volunteered to join the Board. Dave Ahrendt did not want to continue on the Board for an additional term but was willing to stay on the Board until the Spring. Alex encouraged owners interested in serving on the Board to reach out to him. A motion was made to appoint Nel Berkett to the Board for a three-year term. The motion received a second and was unanimously approved.

A motion was made to appoint Dave Ahrendt to an additional term or part of a term. The motion received a second and was unanimously approved.

Alex said Short Term Rentals had been discussed at prior meetings. Alex explained other Associations had implemented Short Term Rental fees and many associations opted to apply an annual fee. Alex confirmed there were currently seven short term rental units registered with the Town of Mt. Crested Butte. Dave Ahrendt said the Board had been considering an annual fee of \$400 for a short term rental unit. After a long discussion Alex agreed to research short term rental information for other associations and the Board would continue to discuss. Concern was expressed about parking and noise problems associated with short term rentals. Alex agreed to reach out to owners asking for input on short term rentals. The Board would then use that information to make a decision on the amount of a future short term rental fee.

Alex asked owners to remind short term rental guests and renters about the need to shovel snow from parking spaces. Alex reminded owners to have furniture away from baseboard heaters. Alex explained the need to move vehicles from parking spaces to enable the plow to clear those areas. Improvements needed to be made to the clearing of walkways during the Winter to make walkways and steps safer and the addition of handrails should be considered. Alex said the issue had been discussed and a larger team would be available for the 2023/2024 Winter to clear snow.

Alex confirmed adjustments would be made to the presentation of figures on the Balance Sheet to make the Balance Sheet easier to understand.

Heather Newman had asked that collapsible ladders be provided by the Association for fire egress out of a window for some units. The provision of bike racks had also been suggested.

Alex encouraged owners to reach out to him with questions. Alex said owners were welcome to attend Board meetings and the Agenda would be displayed on the website.

At 6:07 p.m. Mitch Kain made a motion to adjourn the meeting. Alec Lindeman seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management