

**CHADLINGTON HOUSE CONDOMINIUM ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, OCTOBER 10, 2023  
6:00 P.M.  
CRESTED BUTTE  
VIA ZOOM**

Present: Dave Ahrendt  
Mitch Kain  
Alec Lindeman  
Alex Summerfelt, Toad Property Management

Alex called the meeting to order at 6:10 p.m. and confirmed a quorum.

Prior to the meeting a financial report had been circulated to the Board. Alex explained the expenses year to date and said the 2024 Budget had been drafted based on actual expenses as there had been some line items significantly over budget and some under budget. Dave said the snow plow company had plowed more frequently than was needed and Alex said it would be possible to meet with Trey Lacy to discuss the requirements. It was agreed snow plowing would happen when the Pow Cam recorded 6 inches of fresh snow. Alex said there had been significant savings on Landscaping as owners had volunteered to perform the work. The 2024 Budget line item would be reduced for the regular landscaping and additional landscaping improvements would be made in 2024 using those funds. It was agreed the lawn would be aerated in the Spring. The washers and dryers in the laundry room had been problem free so far during the year which had saved the Association some money. Alex agreed to have the machines moved and the machines and laundry room cleaned. Dave said the Bank no longer had a change machine and Alex agreed to research current options to deposit the quarters from the laundry room. Concern was expressed about short term rental units overloading the machines and it was agreed to continue to monitor and adjust the cost of the load if necessary. Alex said he would research machine maintenance costs.

It was agreed exterior painting would be scheduled in the Spring. Alex agreed to have the spider webs broken down by Building A. Alex explained insurance rates were increasing throughout the valley, especially for condominium buildings, and the 2024 draft Budget insurance line item had been increased in preparation for the renewal.

Alex explained lenders wanted to see a healthy Reserve and part of the dues increase included an additional \$5,000 going to Reserve. It was generally agreed it was necessary to build up a good Reserve so that maintenance projects could be completed in a timely manner and any special assessments could be minimal or avoided. Alex said repairs to decking and roofs would be necessary.

Alec asked if landscaping changes could be made to reduce insurance renewal rates. Alec also asked that moving forward improvements be made to snow removal to avoid damage to the parking lot and to keep walkways open. Alec explained snow sliding off the roof did build up on decking, against railings, which was not acceptable. Alec said the dues increase needed to address those snow removal concerns. It was agreed snow removal improvements could be made and Alex said he expected to see significant improvements in the machine and shovel snow removal. The need to move vehicles from the parking lot periodically during the Winter would be discussed at the annual meeting.

Alex explained a couple of owners were significantly behind on dues and a couple of owners were slow in paying. Alex agreed to continue to reach out to the owners and additional action would be necessary if the owners did not make a payment after the next request.

Alex said the State might introduce fire mandates for condominium landscaping in 2025 and Toad would continue to monitor and research. Alex explained grants might be available in the future for removing or trimming trees to meet the 2025 regulations.

Alex explained the Water & Sanitation increased costs included two new water meters.

Alex said the draft 2024 Budget included a 7% increase in dues. Alec made a motion to approved the 2024 Budget as presented. Mitch seconded the motion and it was unanimously approved. Alex explained the 2024 Budget would be sent to all owners with the annual meeting documents.

Alec suggested any operating surplus funds each year be moved to the Reserve and Alex agreed to research the governing documents. Dave said no capital projects had been performed during the year and it would be necessary to address those projects in 2024. Alex said he would provide the Board with a 10 year Capital Plan to help with future budgeting.

The Annual Meeting was scheduled for Monday, November 13, 2023 at 5:00 p.m. A hybrid meeting was suggested. Alex said the hybrid meeting could be at the Toad office and Alec agreed to check if the meeting room at Town Hall was an option on that date.

Alec said he would like to step down from the Board and suggested his partner, Nel, to join the Board. Dave said he would consider running for an additional term on the Board and would get back to the Board. Alex said he would email owners and find out if any additional owners were willing to join the Board.

Dave said owners/tenants needed a reminder to pick up behind their dogs. It was agreed to mention dog poop pick up at the annual meeting and Alex volunteered to reach out to specific units if necessary. Rules and Regulations and dog fees for long term renters would be researched.

Alex explained Short Term Rentals could be charged an annual fee for operating short term rentals. Alex suggested a fee of \$200 to \$450 for any unit short term renting during the year. Alex agreed to research and the subject would be discussed at the annual meeting and voted on at the board meeting immediately after the annual meeting. Alec suggested using the short term rental income for parking lot upgrades.

At 7:49 p.m. Alec made a motion to adjourn the meeting. Dave seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management