

**SUNSPACE CONDOMINIUMS ASSOCIATION
ANNUAL MEETING OF THE OWNERS
WEDNESDAY, NOVEMBER 1, 2023
4:00 P.M.
CRESTED BUTTE & VIA ZOOM**

Present: John Stinar
Chloe Sanger
Amy Wais
Brandon Cvilikas, Toad Property Management
Kat Loughan, Toad Property Management

Brandon called the meeting to order at 4:05 p.m. said there was a quorum. Notice of the meeting had been circulated on October 23, 2023.

John made a motion to approve the minutes of the September 27, 2022 meeting. Amy seconded the motion and it was unanimously approved.

Brandon explained Toad would be clearing ground snow and Pinnacle, to preserve the warranty on the new roof, would be clearing snow from the roof. Brandon said some repairs of interior lights would be completed in the next week or so.

The front door code would be changed. Chloe said the old code would remain in place for a week after the new code was added. The old code would then be deleted permanently.

Brandon said the ceiling fans had been fixed.

Brandon explained there was approximately \$1,982 in the Bank account and dues would be coming in shortly.

Brandon said Toad continued to follow up with Pinnacle on the remodel. Amy suggested the unused paint from the original paint selection for the trim be used to paint the exterior fence. It was agreed Toad would do the work when weather permitted. Amy said the fence had been damaged during snow removal and the fence would probably need to be rebuilt in the future.

Prior to the meeting a 2024 Budget had been distributed. Kat explained utility increases had been based on actual expenses plus a small increase in anticipation of rate increases. Amy questioned the increase for electricity and Brandon agreed to research January costs. Chloe made a motion to reduce the 2024 Budget electricity line item to \$800 instead of the \$950. The motion received a second and was unanimously approved.

Brandon explained a dues increase was necessary to meet current operating expenses and attempts had been made to keep the expenses as low as possible. Concern was expressed about the 22.3% increase in dues.

Brandon explained Lorna had been cleaning common areas once a month at a cost of \$80 per month.

Brandon said ground snow removal had been \$13,599 in 2023 and Brandon said he was confident Toad would be able to keep those costs down and the 2024 Budget was set at \$8,000. Amy stressed all exits of the building needed to be kept clear of snow, including the side exits. Snow would be removed after 4 inches of fresh snow. Kat encouraged owners to reach out to Toad with snow plowing questions and concerns. Kat said Pinnacle had completed some plowing during the recent storm but in the future it would be Toad and Pinnacle would continue with the plowing of The Meadows parking lot and the alley at the back.

Brandon explained some drywall repair would be completed now that the roof was replaced. Amy said Pinnacle had repaired the drywall in her unit at Pinnacle's expense.

Chloe made a motion to ratify the 2024 Budget. John seconded the motion and it was unanimously approved.

At 4:46 p.m. Amy made a motion to adjourn the meeting. Chloe seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management