

**Haverly Townhomes Association, Inc.**  
**Annual Meeting of the Owners**  
**Wednesday, December 18, 2024 – 10:30 P.M.**  
**Crested Butte & Zoom**

**Present:** Mark Trittipio  
Jesse and Dave Ebner  
Tim Johnson  
Emilia D’Mello  
Megan & Zack Celanko  
Ryan Darby, Toad Property Management  
Bayliss Baker, Toad Property Management

**Proxy to the Ebners:** Brett Stewart and Tom Lacy

Ryan called the meeting to order at 10:37 a.m. and confirmed the meeting had a quorum.

Mark said all the units were now sold. Ryan encouraged owners to reach out to him with questions or comments.

Prior to the meeting a 2025 Budget had been drafted and approved by the Board. Ryan explained some of the 2024 actual expenses and line items in the 2025 Budget. Ryan said approximately 10% of operating expenses would go to the Reserve Account for future capital items.

There was no veto of the 2025 Budget and the 2025 Budget was ratified.

Ryan said Emilia had volunteered to join Jesse and Mark on the Board. Tim made a motion to appoint Emilia to the Board for a one year term. Mark seconded the motion and it was unanimously approved.

Ryan agreed to research County property taxes for the new units and report back to the owners. The County would correspond directly with the owner of record when property taxes were due.

Mark explained CB South would be metering water effective from January 2025 and there were three meters in the A units. Irrigation was currently just operated from Unit 5A and it was not anticipated that the Association would turn on the other two spigots.

Dave said 70 acres at the entrance to Cement Creek had been proposed for development. The development would be a mix of residential and commercial and there would be a meeting at Gunnison County prior to approval. Mark said he was watching grade at a nearby development in the Commercial District. Mark did not anticipate a problem if the buildings were built to the plans and regulations.

The next meeting was scheduled for December 17, 2025 at 10:30 a.m. A Spring meeting would also be scheduled to keep owners updated.

At 11:00 a.m. Tim made a motion to adjourn the meeting. Emilia seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management