

**Haverly Townhomes Association, Inc.
Meeting of the Board of Directors
Wednesday, February 28, 2024 – 12:00 P.M.
Crested Butte & Zoom**

Present: Mark Trittipio
Jesse and Dave Ebner
Joe Robinson, Toad Property Management

Joe explained the purpose of the meeting was to establish a Board of Directors for Haverly Townhomes Association.

Mark made a motion to appoint Jesse Ebner to the Board of Directors. The appointment was unanimously approved.

Jesse and Mark agreed to reach out to another owner to join the Board.

Joe confirmed contact information for six owners had been entered into AppFolio, the billing software, and the bank accounts had been reconciled through January 31, 2024. Joe said he would talk to owners about the online portal for paying association dues. One owner would bring their account up to date by paying the dues for the past three months. Mark, as the Developer, confirmed the dues for 11 units had all been paid.

Joe said financial information would be shared to the Board on a quarterly basis. It was agreed Jesse would be added as a signer on the bank account. Mark and Rob Harper were already signers on the Crested Butte Bank account.

Prior to the meeting examples of Rules & Regulations had been circulated to Mark and Jesse for review. Mark confirmed Aaron Huckstep, legal counsel, had prepared Bylaws which would be sent to Joe. Parking, pet management, balconies and trash cans needed to be in the Rules & Regulations.

Mark shared a document from CB South POA regarding proposed parking in the Commercial District. If the proposal was approved it was agreed the parking would be a benefit to the townhomes. As the proposed parking would not happen quickly Joe agreed to draft Rules & Regulations and discuss at a future meeting.

It was agreed rules would need to be in place for individual trash cans and a central dumpster was not an option as parking spaces would be lost. Parking spaces were lost during the winter due to snow removal and a smaller machine would be beneficial. Joe agreed to reach out to Dietrich to discuss options to work in conjunction with the larger Lacy Construction machine. It was generally agreed the roofs did not need clearing at the present time but roof snow removal could be built into future budgets for the bigger snow years.

Joe agreed to notify owners of future dues payments and how to pay those dues.

Snow removal on the patios at the back of the buildings, especially the 4 bedroom units, was discussed. It was agreed to monitor during the Winter and discuss at a future meeting.

Mark said, as a Developer cost, he planned to seed common areas around the buildings. Irrigation as an Association expense was discussed and it was agreed to monitor the snowmelt and discuss again.

At 12:38 p.m. Jesse made a motion to adjourn the meeting. Mark seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management