

Mountain Edge Condominium Association
General Membership Meeting
Minutes of Meeting
June 15, 2022

The General Membership meeting was opened by Julie Arth at 4:03 PM, MST. This meeting held via Zoom.

Jacob Dewey asked for a roll call of the general membership present and

verification of quorum Attendance:

Julie and Matt Arth
Hessan Malik
Hessan Malik
Bill Alexander (proxy Julie Arth)
Allen Houpt
Lauren Steel
Daniel Oros
Bob and Renee White
Mike and Aimee Downer
Jannet Aric
Bob and Sharni (proxy Mike Downer)
Kristi Diller
Angela Kalisiak
Luke Simmons
Jasmine Slivka
CJ Hoover
Roy Penner
Kyle McCleery

2/3 membership present and thus a quorum established.

Proof of Notice of Meeting.

- Julie Arth stated that the Notice and Agenda for this meeting was sent out to everyone in the association via email and US Mail on June 1, 2022

Approval of meeting minutes

Mike Downer made a motion to approve the meeting minutes

Bob White seconds the motion

Unanimously approved

Managers Report

- We got a quote for the landscaping and grounds maintenance for the building and will be engaging this contractor. He will be doing a big spring clean up around the property to make it presentable and will revisit weekly or biweekly to mow and do grounds maintenance.

- Talking to HVM for a new master system, look for more information in the fall on this. Last years bid was just over 20k
- I have talked to multiple contractors in the valley about the retaining wall and doing the structural engineering for the wall. SGM is the only vendor in the valley that coves this scope of work.
- If you have lights out in the hallway, please let us know and we are working on putting an order together for new LED lights to replace the burnt out ones.
- The stairs and carpets got power washed earlier this week. Looks much better
- I am working on a new capital plan. You can see this from me in the next couple of months
- Fire extinguisher inspections are going to happen in late June or early July. The vendor doing this inspection has stated that ALL the fire extinguishers need to be placed in a central location. This will cut down on the amount of time that they will charge MTN Edge and make it easier for them. Look for more information on this about a week prior to the inspection- Angela/Martin Smilkstem is helping with this! Thank you!
- The hot tub stopped working this week due to a water and thermostat issue. CB hot tub worked diligently to get it back up and running.
- Crested Yeti is walking the property 2x a week.
- Just a friendly reminder Crested Yeti works for the board, not for each individual owner. If you have complaints or a maintenance request, please email Crested Yeti along with the board.
- Please sign up for Appfolio to pay your dues.

Financial Report

- The association seems to be in good financial standing
- Bank account read, Operating: 31,194 dollars, Reserve: 21,469 dollars in the reserve
- 24,000 dollars is going into the reserve each year
- The Board approved a new budget for the next fiscal year as a result dues will be increased, please see your membership packet for your new dues. They will be effective on July 1 2022.
- If there are any big projects decided upon expect to see the budget change as we are shying away from special assessments and would rather put it in the annual budget.

Old Business

- Talked about how to use the community space more effectively.
 - Any word from this committee on what you guys have come up with?
- New Rules were added
 - It is the responsibility of the owners to remove their vehicles when the lot needs to be cleared of snow or repaired. The Association will give the owners three days' notice.
 - Short term rental units are to post a copy of the Rules and Regulations prominently within their unit.
 - There is no smoking of any substance of any kind in indoor common areas, on

the decks or the hot tub area.

- Pinnacle is hard to get a hold of to come look at the roof. We will keep trying.

New Business

- Roy Penner asked about the roof.
 - Jacob explained that Pinnacle is not being responsive and there will be more talk about it in the board meeting but some course of action will be taken- either a new company or legal action.
- Jasmine asked about the deck that was hit by Lacy this winter during the storm.
 - Jacob will contact Lacy and try to get a firm date of when this can be fixed.
- Lauren talked about the laundry room- washer and dryer is old. There were questions
 - Julie will look into
- Open Forum

Election of New Board Member

There are 3 board spots open on the board. The board position is a 3 year term.

2, 3 year board positions open

1, 2 year board position open

Julie Arth made a motion to elect Hassan Malik for a 3 year position, Lauren Steel for a 3 year position, and Luke Simmons for a 2 year position.

Mike Downer Seconds the motion

Unnanonmouly approved

Next Meeting

Next owners meeting

- June 15 2023 at 4:00 p.m. MST

With no further business being presented, Mike Downer made motion to end the meeting.

Daniel Oros seconded the motion

Motion to close the meeting was unanimously approved

Meeting was closed at 4:35 PM, MST

