

**MOUNTAIN EDGE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
SATURDAY, OCTOBER 5, 2024
11:25 A.M.
CRESTED BUTTE & VIA ZOOM
IMMEDIATELY AFTER THE OWNER MEETING**

Present: Marty Smilkstein
Hassan Malik
Brian Gillette
Lauren Steel
Lindsay Oman
Collin Schuhmacher, Toad Property Management
Nick Sledge, Toad Property Management

Collin called the meeting to order at 11:25 a.m. and confirmed a quorum.

Lindsay made a motion to approve the minutes of the August 28, 2024 meeting. Brian seconded the motion and it was unanimously approved.

Marty made a motion to elect Lindsay as Treasurer. Hassan seconded the motion and it was unanimously approved.

Brian made a motion to elect Lauren as Secretary. Marty seconded the motion and it was unanimously approved. Lauren said she would review the Association's Google site.

Nick and Marty would meet with Axtel Mountain Construction to obtain final plans for the roof replacement and then those plans would be circulated to all owners. Nick would also follow up with Axtel Mountain Construction to determine what work would be necessary inside the units as part of the new skylight installation.

Collin agreed to reach out to Marcus Lock at Law of the Rockies about amending/updating the governing documents.

Toad would follow up with the review of all water heaters and the potential cost to replace. Toad would also research insurance options for the Association in the future.

Nick said he would follow up with Western Slope Fire & Safety for the annual fire extinguisher inspection.

It was generally agreed electric fireplaces needed to be 110 and not 220. Gas lines would be capped as an Association expense and any removal of gas lines would be up to individual owners.

Marty said he was not being invoiced for the additional charge for closet rental. Collin agreed to follow up and confirm all additional charges were being billed/paid.

It was generally agreed any interior repair as a result of the skylight replacement would be an Association expense.

An owner had asked if lighting would be installed for safety in the parking lot. It was generally agreed no changes would be made at the present time.

Nick said he would check the timer for turning lights off at the hot tub at 10 p.m. each night.

Clearing the creek bed had been discussed in the past and there had been very little support and it was agreed the creek would not be cleared.

Nick agreed to email all owners asking for clarification of the number of units with a wood burning fireplace as well as a gas fireplace.

Lindsay asked accounting to research several items including late fees, dues in arrears and moving funds monthly between Operating and the Reserve.

It was agreed the 2025 annual meeting would be in July.

It was generally agreed the draft 2025 Budget was satisfactory. Collin agreed to work with accounting and Lindsay to prepare a financial report to be sent to all owners. Any legal costs related to amending or updating the governing documents would use funds from the Reserve Account. Brian made a motion to adopt the 2025 Budget as presented. Lindsay seconded the motion and it was unanimously approved.

At 12:02 p.m. Brian made a motion to adjourn the meeting. Lindsay seconded the motion and it was unanimously approved.

Prepared by Collin Schuhmacher
Toad Property Management