

Mountain Edge Condominiums

Board of Director Meeting Minutes

August 25th, 2023

The General Membership Meeting was opened by Jacob Dewey of Crested Yeti Property Management at 3:30 pm MT. This meeting was held via ZOOM.

Jacob Dewey asked for a roll call of membership present:

Marty Smilkstein

Brian Gillette

Hassan Malik

Lauren Steel

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on August 21, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

New Business

- Cleaning around Mountain Edge
 - Jacob Dewey sent the cleaner a note from the Board of Directors as well as sent her a shared document so she can log her cleans (dates and work performed). Jacob never got a response from her.
 - It is noticed that the cleaning around Mountain Edge is not being performed to the expectation that was anticipated.
 - Hassan will talk to the cleaner about expectations and have her set up a cleaning log that will be accessible to all board members.
- Landmark Survey Discussion
 - Background:
 - In December of 2022, the board signed a letter of engagement with SGM to perform survey tasks when the snow melts out.
 - Jacob sent 5 emails to SGM between May 26th and June 17th and never got a response till June 19th.
 - Brain introduced Jacob to Syd from landmark survey because SGM was being uncommunicative. Jacob asked Syd for a bid on what it would cost to get the survey done.
 - Jacob asked when he could come out. Syd replied and gave a date and asked Jacob to let him know if Mountain Edge want to proceed.

- Jacob never replied confirming.
 - Syd ended up coming out and doing the survey and SGM has done the survey as well.
- Brain said that he would call on Monday August 28th and talk to Syd. Once the conversation happens, the board will decide on how to proceed. Do we pay him, split it 3 ways or not pay him at all?
- Rental Management Discussion
 - We are currently 6,600 dollars in the red from the renters (4 months behind rent). Jacob has talked to them each month about paying rent either by email or text. This was only explicitly brought to the Board's attention in August.
 - On 8/25/2023 Marty and Jacob handed the tenants a 10 day "Get out Notice"
 - If they are not out by the end of the 10-day period, we will need to evict them.
 - The board agrees that the association needs to have a professional long-term rental management company take over if the association rents the unit out again.
- Updates regarding EHU from Brian
 - The town wants to walk the unit when it is vacant.
 - We are on the docket to be talked about at town council.
 - The board thinks the sale of the unit is about a year out.

Adjournment of Meeting

- Marty made a motion to adjourn the meeting.
- Second by Brian

Unanimously Approved

Meeting closed at 4:50 PM MST