

CRESTED MOUNTAIN CONDOMINIUM ASSOCIATION  
MEETING MINUTES OF THE BOARD OF DIRECTORS  
October 12, 2021

Directors Present: Jennifer Rhatigan  
Jeff Vandersteeg  
Rick Jungers  
Kevin Mineo  
Michelle White

Mountain Home Management: William Laird  
Annalise Smith

President Jeff Vandersteeg called the meeting to order at 10:32 AM with 5 of 5 board members present.

The following motion was made by Jennifer Rhatigan:

MOTION: To waive the reading of the meeting minutes of the July 30, 2021 meeting and approve as written.

SECOND: Kevin Mineo

VOTE: Unanimous Approval

Laird gave an update on the status of the loft remodel project. He explained his team is ready and can begin demolition, but he is concerned about the scheduling of subcontractors. The tile, cabinet, flooring, plumbing and electrical subcontractors are behind schedule and Laird does not know when they will be able to get to the project.

Rhatigan explained the board's options which included starting and leaving the loft in a state of disrepair or going back to renting until the project can be scheduled and completed. Michelle mentioned there being a few bookings for 2022. The board agreed this wasn't an ideal situation and discussed their options. Vandersteeg asked about whether Laird believed the project was underbudgeted. Laird explained he is trying to get subs to agree to prices and give bids but that is another challenge he is facing.

Rhatigan asked about getting materials ordered and the board discussed the storage and timeline. Laird explained there's a good chance that if the demolition is done and the space is prepped for the subs, they will be able to get in there and get the work done when they have a window. The board discussed the timing of the assessment and the capital funds. Vandersteeg stated his inclination was to start the demolition and order whatever materials they could. Mineo expressed his concerns with cancelling the reservations already booked for 2022. The board discussed the need for a monthly call with Billy for a status update.

The following motion was made by Jennifer Rhatigan:

MOTION: To direct management to get a permit, begin the demolition, order materials, and discuss the assessment in November.

SECOND: Rick Jungers

OPPOSED: Kevin Mineo

VOTE: Majority, motion carried

The next meeting was scheduled for November 8, 2021 at 3 PM MST.

The following motion was made by Rick Jungers:

MOTION: To adjourn the meeting

SECOND: Michelle White

VOTE: Unanimous Approval

There being no further business, the meeting was adjourned at 11:30 AM.

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Annalise Smith, Recording Secretary

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Jeff Vandersteeg, Crested Mountain Condo  
Association President