

Crested Mountain Condominium Association
Meeting Minutes of the Board of Directors
October 26, 2022, 4 MDT via Zoom

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

Mountain Home Management: William Laird
Annalise Smith

Owners Present: Jeff Vandersteeg

Jennifer Rhatigan called the meeting to order at 4:03 PM with 4 of 5 board members present.

New Business

The following motion was made by Rick Jungers

MOTION: To waive the reading and approve the September 13 and September 20, 2022, BOD meeting minutes as presented.

SECOND: Michelle White

VOTE: Unanimous Approval

Driveway Pavement: Rhatigan explained Rick Devine's property manager was ready to pave the easement. Two contractors looked at the project. Laird explained the total cost would be \$68,000 and the association would be responsible for \$30-32K. Laird explained he measured and was within feet of what the proposal said.

Vandersteeg gave a background. Vandersteeg explained he has never seen a legal document but the section from treasury that runs up to Crested Mountain Way is shared by 4 associations: Butte, CMC, CMC North and Rick Devine. From the road to the stop sign is shared four ways. Vandersteeg stated it seemed inconceivable that it would cost so much. Rhatigan explained the amount in the capital plan has not been updated in quite some time. Rhatigan explained it should have been increased. Jungers questioned the full width of space. Part of the area is their parking lot. Rhatigan explained she doesn't expect to pay for any of the parking spaces.

Kevin Mineo joined the meeting at 4:06 PM

Mineo asked if there was an estimate with the square footage. The board discussed the paving estimate. The board agreed the easement has not been maintained and the costs could and should have been lower if it was being maintained.

Loft Update: The loft is complete, and the furniture was moved in yesterday. The board looked at photos. The board asked to get about 8 coffee cups a coffee maker and mugs. The board and management discussed closets.

Rhatigan volunteered to go in and take a look at what's there. Rod in closet and hooks in the entry.

The board asked if the back door should be keyed to the association master. Michelle asked to change the loft code.

Roof

The board discussed the roof estimates. Rhatigan explained this far exceeds the estimate. Laird explained the association could go down to 26 gauge but that would be the lowest he would go. The board discussed the roof bids. Vandersteeg asked if the 24 gauge could be used for lower roofs and 26 gauge could be used on upper roofs. Laird explained he likes the bonderized because it never rusts and there isn't a paint coating that can be scratched. Core 10 will rust, bonderized will be galvanized and dipped.

Rhatigan asked for revised with bonderized with upper roofs to use 26 gauge and lower roofs, 24 gauge.

Mineo inquired about solar roofs. Mineo said he can check into it.

Garages

Mineo explained he has not put the plans into CAD but he believes the association has less square footage than he thought. There are various constraints.

Audit

The board explained the audit is pending.

The board agreed the questions is the square footage and cost per square foot. Laird explained he would reach out to Reed Meredith.

Capital plan on next agenda, change loft code.

Next meeting was scheduled for November 16, 2022.

There being no further business, the meeting was adjourned at 5:08 PM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan, CMCA President