

Crested Mountain Condominium Association  
Meeting Minutes of the Board of Directors  
November 15, 2023, 4 PM MST

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

Mountain Home Management: William Laird  
Annalise Smith  
Juliana Spinella

President Jennifer Rhatigan called the Meeting to order at 4:04 PM.

The board agreed waiving proof of notice was no longer necessary for their meetings. They also agreed to review minute drafts in a timelier fashion.

### **Financials**

Annalise Smith explained she discovered a discrepancy in dues amounts when reviewing the financials. Due to an entry error, some owners were billed \$273 less than they should have been billed. Smith has corrected the error and asked the board if she should resend the statements or include the charges on January's statements. Rhatigan suggested the best practice would be to send an email regarding the error and request payment as soon as possible. Smith will get these emails out. The board and management reviewed the financial statements through October and discussed variances. Smith explained that she has been unable to make transfers to the capital account because cash flow is low. Between last fiscal year's snow removal overages and a few owners being late in their due's payments, the funds are not available to transfer yet. The board and management agreed that when everyone paid their dues, money could be transferred over to the reserve account.

### **Roofing**

Billy Laird explained the roof is almost fully complete except for some detail work. Rhatigan inquired about the snow fences. Laird stated they reused snow fences and purchased a few. Rhatigan suggested wrapping the roof up, including all billing prior to the next meeting. Rick Jungers inquired about the prepaid special assessment on the balance sheet. After review, Smith explained this was caused by an adjusting journal entry made for FY 21-22 for the loft remodel and the CPA's would need to provide another AJE to reverse that.

### **Easement repaving**

Laird explained the easement repaving was at a standstill and was not going to be completed this year. Smith signed the proposal, but the Club at Crested Butte was in the process of changing ownership. In that process, the repaving was put on the back burner. Laird has since heard the deal fell through, but the easement repaving is on United's Spring of 2024 list. Laird agreed to take charge of this project in the Spring and see to it that it gets done.

### **Garage committee**

No update at this time.

### **Pet policy**

Smith explained attorney David Leinsdorf said the Fair Housing Act does not cover transient renters such as short-term rentals less than one week. An association and its owners may deny a short-term renter with an emotional support animal. Leinsdorf recommended being careful with renters who book stays for more than one week. Rhatigan agreed this strengthened the current pet policy. The board agreed they would like a copy of the email to have on their records. Smith stated she remembered speaking to Leinsdorf over the phone but will provide a copy of an email if he did follow up with one.

### **Water bugs**

HVM stated they don't have the resources to take on this project. They are the only ones in the valley, but there is Superior Fire out of Montrose. Laird stated he would reach out to HVM.

Jennifer McNeel stated you cannot get tank less water heaters in Crested Mountain units because there is not enough electrical amp service. Rhatigan suggested adding this project to the garage project, if possible. The board agreed it could be a wise investment for the association. Since the electrical requirements for tankless water heaters is still not clearly determined, Laird will ask his electrician, Steve Messina, to give an evaluation and recommendation.

### **Parking**

The board discussed the parking rule that was approved at their last meeting. There was discussion regarding appropriate vehicle lengths. The board agreed the rule and notices should specify the amount of space allowed in between the garage door and car. The parking policy needs to be included in every unit owner's rental ad. McNeel agreed to edit a notice that can be distributed to all owners who short term rent. Rhatigan stated renters can use paid parking if they do not meet the requirements.

### **Next Meeting**

The next board meeting was set for February 21, 2024 at 4 PM MST.

There being no further business, the meeting was adjourned at 5:28 PM.

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Annalise Smith, Recording Secretary

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Jennifer Rhatigan