

Crested Mountain Condominium Association  
Meeting Minutes of the Board of Directors  
February 22, 2023, 3 PM MST

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

Mountain Home Management:       William Laird  
  Annalise Smith  
  Juliana Spinella

President Jennifer Rhatigan called the Meeting to order at 4:05PM.

**Financials**

The board and management reviewed the financials. Annalise Smith explained that only \$8,000 of the \$18,000 budgeted has been moved to the reserve account this year due to cash flow. Smith has been monitoring the accounts and expenses hoping to find savings that would allow the association to move additional funds to the reserve account.

Smith explained there was a higher-than-average trash bill last month due to an extra pickup and a bulky item charge. The board inquired about decreasing pickups during slower times. Smith explained that Mountain Home Management used to be able to call the local office to change pickup frequencies without changes to rates or the contract. Waste Management took that ability away from the local office and is mandating new contracts with new increased rates when changes are made. All of Mountain Home Management's associations have kept twice a week pickups throughout the year. Laird explained this is reasonable because even "off-season" times seem to be busy. Kevin Mineo asked for clarity on bulky items and the costs associated with that. Laird explained that if the doors of the dumpster are completely closed, it should be no extra cost so long as there's not a TV or a microwave. If there are bags or items hanging out of the dumpster, the association will be charged an additional fee. Jennifer Rhatigan asked management to review Waste Management's terms and items considered "bulky" to inform the members. Owners should also be informed that Waste Management posts videos and photos of their completed services, which justify additional charges.

Rhatigan inquired about the cable charges that seem high. The board discussed the possibility of discontinuing this service since so many streaming services are now available. The board agreed that cable is similar to the hot tub. Some owners use it, and some don't, but everyone is required to help cover the cost and just because not every owner uses it, doesn't mean the association should stop paying for it.

The board and management discussed the cable dish. Management explained that they are ok being responsible for brushing the dish off during storms but did ask for some flexibility. There are often management employees around the association during the day but if the cable isn't working in the evening, there may be sometimes an employee cannot get there right away, but management will do their best to get there as soon as possible.

### **Pet Violation**

The board discussed a pet violation from unit F2. Once reported, the issue was resolved quickly, and the board agreed to waive the fee for the violation.

### **Unfinished Business**

Kevin Mineo inquired about rules for work truck parking. Rhatigan explained there is not much flexibility when it comes to parking in the winter, but they should be able to accommodate in the summer. Jennifer McNeel explained the club was accommodating for parking for her subcontractors. The vehicle length rule was reassessed.

The following motion was made by Kevin Mineo:

MOTION: To update the parking policy to allow vehicles to be a maximum of 21 feet from the garage door.

SECOND: Jennifer Rhatigan

VOTE: Unanimous Approval

### **Paving**

Crested Mountain is first in line for paving in the spring. Laird will put gravel in the potholes during the spring until the paving is completed.

### **Water bugs**

A proposal was received from Peak Alarm for the water bugs. The estimate is approximately \$9,000. This would include installation of two Flologic water shut off valves for each building pod and a total of 15 waterbugs. The board discussed the sensitivity of the water bugs since water to the building would be shut off if the waterbugs detected water. Laird explained that with the waterbugs being placed in washer/ dryer and water heater locations, there shouldn't be many instances where the water is shut off without there being a real leak in one of those locations. Most issues arise when they are placed in bathrooms or kitchens. Monthly monitoring charges will be \$50. The board asked management to inquire about potential insurance savings. The board discussed funding options.

The following motion was made by Rick Jungers:

MOTION: To approve the water bug proposal with waterbugs being provided below washers and hot water heaters in each unit.

SECOND: Michelle White

VOTE: Unanimous Approval

Mountain Home Management will need to let owners know there will be a minimal assessment for this project.

Mineo inquired about the lights on the stairs in the loft and asked if there could be a switch dedicated to the stairs only. Mineo also stated the heater in the downstairs bathroom doesn't seem to be working properly. Laird will ask the electrician. McNeel stated the loft is comfortable and is a great addition for the owners. She also thanked the board for their patience and understanding while she had people remodeling her unit.

There being no further business, the meeting was adjourned at 5:43PM.

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Annalise Smith, Recording Secretary

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Jennifer Rhatigan