

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

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

Mountain Home Management: William Laird
Annalise Smith

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

New Business

The following motion was made by Kevin Mineo:

MOTION: To approve the previous meeting minutes from December 14, 2022.

SECOND: Rick Jungers

VOTE: Unanimous Approval

The board and management discussed the capital plan and reserve fund balance. Smith explained that transfers should be occurring every quarter between the operating and capital funds, but she needs to get with the auditor to confirm the appropriate transfers are being made. She would also like to confirm the beginning balance.

The following motion was made by Kevin Mineo:

MOTION: To authorize Annalise to get with the auditor to transfer funds every quarter for the allocation of capital funds.

SECOND: Rick Jungers

VOTE: Unanimous Approval

Loft Assessment - The board and management discussed the final cost of the loft remodel. The board discussed how to address the shortfall.

The following motion was made by Kevin Mineo:

MOTION: To table the loft assessment discussion until after the roof discussion.

SECOND: Michelle White

VOTE: Unanimous Approval

Roof Estimates - Laird explained the new bid from Jim Thomas Construction was in the ballpark of what Billy was originally thinking. There is \$97,500 for the insulation but Laird explained he does not know if this is necessary. Rhatigan explained that if he ran into insulation that was damaged and needed it to be repaired, she would like that done. Laird will clarify the insulation quote with Jim Thomas Construction. Jim Thomas would be able to start in June and can get the work completed in 2-4 weeks. \$5k-10k could potentially be saved for a screw down roof. Mineo asked how standing seam roofs are fastened down. Laird said he would use a tool or a nail fin. The fasteners are not exposed.

The board inquired about the crack in the drywall in unit C-2. Mikey went up and assessed and does not think it is a roof leak. Mikey seemed to think the wall was crusty and it was from an old leak. The board thinks it likely happened last year. White inquired about roof fences. Laird explained the association could buy the parts and have JTC install them. White stated that should be included in the assessment. The board asked Laird to finalize discussions with Jim Thomas and get them a final number.

The following motion was made by Kevin Mineo:

MOTION: To have management pursue the \$112,500 bid from Jim Thomas Construction, add in numbers for snow fences, and clarify the final numbers between standing seam and bonderized. The roof bid should not exceed \$120,000.

SECOND: Rick Jungers

VOTE: Unanimous Approval

The board directed management to assess the roof on April 1.

Discussion reverted to the loft. The board agreed the funds should not come from the reserves. They discussed the timing of the assessments.

The following motion was made by Michelle White:

MOTION: To assess the membership \$19,300 for the loft overage.

SECOND: Kevin Mineo

VOTE: Unanimous Approval

Rhatigan asked Annalise to work on a letter to the membership about the assessment for the loft overage. The board then discussed the repaving of the easement, and the board authorized spending the amount that was originally budgeted for this project.

The following motion was made by Kevin Mineo:

MOTION: To authorize management to expend the \$9,000 that was originally in the capital plan for the repaving.

SECOND: Rick Jungers

VOTE: Unanimous Approval

Rhatigan asked to build time into the next audit to review with the entire board of directors prior to finalization. Rhatigan asked the board to read through the notes.

Water Heater – WaterBugs – Rhatigan explained there are now ventless dryers and asked about an incentive for members to replace their current vented dryers with ventless. Rhatigan explained she thinks the members should be billed for the dryer vent cleaning. The board agreed to bill all owners for the vent cleaning in the future. The ventless dryers should be on the annual meeting but mention of it should be included in management’s letter about the loft assessment. The board discussed experimenting with the venting next season.

The board asked about installing WaterBug sensors on their water heaters. The board and management discussed monitoring. Laird stated he would get a quote from HVM.

Garage Update - Mineo explained that the board discussed different options for the garages. There are various price constraints, so the board is thinking about replacing what is there. The committee has been

eliminating options that are not feasible. The committee is discussing possible easements with The Buttes. Parking on top would require a sturdier base. Laird was thinking of a storage unit for each unit. The board would like to solve the G2 parking issues.

Rhatigan explained she had a discussion with John Seybold at the Buttes. Rhatigan agreed to brief John Seybold and bring him up to speed about possibilities and property lines. Seybold was going to talk with Jim McGill and then circle back to the garage committee. The board discussed the potential options.

New Business

Michelle White mentioned setting up a Google doc or calendar with the loft schedule. White reviewed the bylaws, and the referenced exhibits. White explained the garages are listed as common elements. White explained the decks and balconies are the responsibility of homeowners and not association (they are not common elements or limited common elements). Decks and balconies are LCE (limited common elements), and she found some inconsistencies in the governing docs. The board discussed the legalities of the garages being common elements and discussed amending the governing docs.

There being no further business, the meeting was adjourned at 5:03 PM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan