

CRESTED MOUNTAIN CONDOMINIUM ASSOCIATION
MEETING MINUTES OF THE
BOARD OF DIRECTORS
ZOOM MEETING
May 31st, 2022
10:00 AM MDT

Directors Present: Jennifer Rhatigan
Jennifer McNeel
Rick Jungers
Kevin Mineo
Michelle White
Jeff Vandersteeg- Interim Director

Mountain Home Management: William Laird
Annalise Smith

Jennifer Rhatigan called the meeting to order at 10:03 AM with 5 of 5 board members present.

The board and management discussed the reserve study. Robbie Pepper from Facilities Advisors did a site visit and identified replacement items that would need to be included in the capital plan. He anticipated needing a month to compile the list and then will reach out to go through each item and his proposed capital plan. Management will reach out to him mid-June. Some of the things he identified while on site include the roof, parking lot, and garages. According to our records, the last time the roof was replaced was in 2005. A discussion ensued regarding the roof.

The board and management reviewed the financials. The board agreed that the reserve study findings were necessary to make decisions and consider the necessity of a dues increase and scheduled a meeting for July 5th, 2022.

Laird gave an update on the loft remodel and explained he lost a couple of weeks due to an electrical inspection. The initial and following inspections resulted in a failure because there were boxes blocking some plugs. The next inspection is scheduled for May 31st, 2022. The shower is being tiled and should be done in the next week. Once the electrical inspection is passed, things should start to move fairly quickly with drywall, flooring, setting cabinets, etc. Management agreed to schedule MJ Farnan to go to the loft and propose furniture ideas.

The following motion was made by Jennifer Rhatigan:

MOTION: To adjourn the meeting

SECOND: Michelle White

Vote: Unanimous Approval.

There being no further business, the meeting was adjourned at 10:52 AM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan, CMCA President