

Crested Mountain Condominium Association
Meeting Minutes of the Board of Directors
July 28, 2022, 2 PM MDT

Directors Present: Jennifer Rhatigan
Michelle White
Jennifer McNeel
Jeff Vandersteeg- Guest (non-voting)

Mountain Home Management: William Laird
Annalise Smith

Jennifer Rhatigan called the meeting to order at 2:02 PM with 4 of 5 board members present.

Reading & Approval of Minutes of Previous Meetings

The following motion was made by Rick Jungers:

MOTION: To waive the reading of the December 21, 2021, February 16, 2022, March 9, 2022, June 9, 2022, and July 5, 2022 minutes and approve all as written.

SECOND: Michelle White

VOTE: Unanimous Approval

Report of President or Officers

None- See unfinished business

Report of Managing Agent

None- See unfinished business

Election of Officers

The following motion was made by Rick Jungers:

MOTION: To re-elect the slate of directors with Jennifer as President, Rick Jungers is Vice President, Jennifer McNeel as Secretary/Treasurer, and Michelle White and Kevin Mineo as Directors

SECOND: Michelle White

VOTE: Unanimous Approval

Unfinished Business

Loft Remodel

The board and management discussed the loft finishes. Concerns arose regarding storing bikes in the loft. Laird explained he is going to line the painter out next week, and the electrician and plumber have about a days' worth of work there. Laird is hoping to have the loft completed by the end of August. Rhatigan commended Laird on the remodel.

The board inquired about the loft furniture. The interior designer has not returned any calls following the walkthrough. Smith recommended American Furniture Warehouse. They have decent quality furniture for a good price and will deliver. The board discussed the furniture options and preferred to have a twin over a queen bunk and a pull-out couch. They are hoping

to get a 4-seater table, and possibly a side chair. McNeel mentioned she had some furniture that was about a year and a half old that she could not use in her unit and would be willing to donate it to the loft until new furniture could be purchased. She has a double bed with drawers, new mattress, and pull-out sofa bed. The board agreed to look at the furniture after the meeting.

The following motion was made by Michelle White:

MOTION: To have management research some furniture for the loft and send options to the board.

SECOND: Rick Jungers

VOTE: Unanimous Approval

The board discussed putting a limit on the number of guests that can occupy the loft.

Reserve Study Results

The board discussed the results of the reserve study and an impending dues increase based on those results. The board weighed in on a 10-35% dues increase, considering individual owners' financial situations as well as the board's fiduciary duty to protect the association's assets. Different options were discussed such as various percentages of the increase, potential for assessments on some projects, staggering increases, etc. A discussion ensued regarding the condition of the roof and the need for that replacement as soon as possible. Laird mentioned the roof replacement could cost \$120,000.

The following motion was made by Rick Jungers:

MOTION: Propose an assessment for the roof replacement for a vote to the full membership at the annual meeting tomorrow, July 29, 2022.

SECOND: Kevin Mineo

VOTE: Unanimous Approval

The board asked for the roof replacement to happen as soon as possible. If bids could be received and work could be completed before winter, the board will meet to discuss a plan for allowing that to happen.

Garages

A discussion ensued regarding the engineering report on the garages. Management ordered signs to place on each garage, so owners and guests know parking is at their own risk since the report stated parts of the garages are in failure. In the report, the engineer suggested measuring how much the walls are moving, the rate at which cracks are expanding, and engaging a Denver architect and engineer firm. The board discussed the process for the garage removal and options for replacement. One summer may be needed for demo and removal of the garages and the next would be for reconstruction of the garages. Numerous options were proposed and considered as to what could be done such as a car port, underground parking, building affordable housing units atop garages, two-story parking, etc. An architect and engineer would need to be hired for reconstruction. The board discussed potential for owners having to park outside for a winter season.

The board discussed hiring a firm from the front range to test and x-ray the rebar and concrete. The main concern is the back wall failing. Rhatigan explained that there was work done about 15 years ago to improve the structural integrity of the garages which included pouring additional columns. White asked about consideration for accommodating SUV's and Laird mentioned having garage separators.

The discussion reverted back to the dues increase and the following motion was made by Rick Jungers:

MOTION: To increase dues 15% to improve the reserve fund starting in the fourth quarter of 2022.

SECOND: Jennifer McNeel

VOTE: Unanimous Approval

The board discussed the potential for increasing dues each year until the reserve was adequately funded to support the projects in the capital plan.

The board discussed the agent with Facilities Advisors. Rhatigan mentioned his lack of professionalism based on his making engineering recommendations. They also discussed his inflation rate recommendations being too far off from historical averages. The board agreed it would be better to increase cost estimates before changing inflation rate assumptions. The board agreed a 3.5% inflation rate was more than adequate. The board expressed their dissatisfaction with Facilities Advisors who were hired as experts but agreed to finish out the reserve study with them.

The board agreed to meet in a month. Mineo asked to table the garages until after the spring. The board asked management to assess the cracks in the meantime.

Rhatigan mentioned renters having pets in unit G2. The board would like to remind the membership about the current rules and regulations. No pets of any sort will be allowed on the premises or in the units by contractors, renters or owners guests. Only owners are allowed to have pets on the premises.

Laird mentioned a realtor called and said the Town of Mt. Crested Butte was interested in buying the unit listed for sale for the town manager. The realtor inquired about the pet policy because the Town of Mt. Crested Butte would legally own the unit, but the town manager has pets. As previously discussed, this would not be allowed.

The board and management discussed Butte's owners playing pickle ball on top of the garages. Someone painted lines and installed a net. Rhatigan stated that in the future, Buttes owners should go to the board for permission for this.

New Business

The board deferred approving the provisional operating budget.

The following motion was made by Rick Jungers:

MOTION: To ratify the actions of the managing agent in the past year

SECOND: Michelle White
VOTE: Unanimous Approval

The following motion was made by Michelle White:

MOTION: To update the loft rules to allow for sleeping 4 but accommodating 6 people.

SECOND: Rick Jungers

VOTE: Unanimous Approval

The board agreed the charge for cleaning in the loft is \$40, with a minimum of \$60 to be charged.

The date of the next meeting was tentatively set for September 6, 2022, at 3 PM MDT.

There being no further business, the meeting was adjourned at 4:20 PM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan, CMCA President