

CRESTED MOUNTAIN CONDOMINIUM ASSOCIATION
MEETING MINUTES OF THE
BOARD OF DIRECTORS
July 30, 2021
Immediately Following the Owners Meeting

Directors Present: Jennifer Rhatigan
Jeff Vandersteeg
Rick Jungers
Kevin Mineo
Michelle White

Mountain Home Management: William Laird
Annalise Smith

Owners Present: Ronald & Valli Tapper

President Jeff Vandersteeg called the meeting to order at 10:41 AM with 5 of 5 board members present.

The following motion was made by Kevin Mineo:

MOTION: To waive the reading of the meeting minutes of the July 31, October 27 and December 1, 2020 and July 12, 2021 meetings and approve as written.

SECOND: Michelle White

Vote: Unanimous Approval.

The following motion was made by Jennifer Rhatigan:

MOTION: To keep the current slate of board of directors with Jeff Vandersteeg as President, Rick Jungers as Vice President, Jennifer Rhatigan as Treasurer, and Michelle White & Kevin Mineo as Directors.

SECOND: Kevin Mineo

Vote: Unanimous Approval.

Michelle White stated the loft will be closed beginning September 1 and management is aiming to reopen the loft by December 20, 2021. The board discussed seeking additional bids but agreed to move forward with Laird if no one else would bid the project. Contractors and subs in the valley are extremely busy and picky about the jobs they are accepting. Laird expressed his concerns with finding a plumber, electrician and someone to install the tile. The board discussed hiring an independent designer but agreed they could manage the finish selections keeping them classic, neutral and light.

Michelle asked Smith to create a fillable loft rental form.

The following motion was made by Jennifer Rhatigan:

MOTION: To close the loft now until December 20, 2021.

SECOND: Rick Jungers

Vote: Unanimous Approval.

The board discussed the loft rental policy. Rick Jungers relayed some points made by another owner regarding updating some of the rental policies:

- Owners must be present
- Absolutely no pets allowed in the loft
- Raise nightly rental rates
- Restrict owner use to a maximum of three weeks, during peak times.

There is currently a maximum of three-weeks per year owners may rent the loft. Owners may not rent for more than 10 consecutive days at a time. If there is evidence of pet, a cleaning fee will be imposed on the owner.

The following motion was made by Jennifer Rhatigan:

MOTION: To impose a \$500 cleaning fee for bringing a pet or smoking in the loft.

SECOND: Jeff Vandersteeg

Vote: Unanimous Approval

The board discussed raising the nightly rental rate of the loft.

The following motion was made by Jennifer Rhatigan:

MOTION: To raise the nightly rental rate to \$100 for the first 7 consecutive days, \$150 per night for the additional nights in excess of 7 days.

SECOND: Rick Jungers

Vote: Unanimous Approval

The following motion was made by Jennifer Rhatigan:

MOTION: To allow members and board members to vote in recognition of Colorado law C.R.S 7-127-108, Meetings by Telecommunication: "Unless otherwise provided in the bylaws, any or all of the members may participate in an annual, regular, or special meeting of the members by, or the meeting may be conducted through the use of, any means of communication by which all persons participating in the meeting may hear each other during the meeting. A member participating in a meeting by this means is deemed to be present in person at the meeting."

SECOND: Jeff Vandersteeg

Vote: Unanimous Approval

The following motion was made by Kevin Mineo:

MOTION: To accept the April 30, 2021 financial statements.

SECOND: Jennifer Rhatigan

Vote: Unanimous Approval.

The following motion was made by Jennifer Rhatigan:

MOTION: To approve the 2021-2022 operating budget as presented.

SECOND: Jeff Vandersteeg

Vote: Unanimous Approval.

Vandersteeg instructed Smith to update the capital plan by pulling out the loft remodel items and adding in the assessments made.

The following motion was made by Jennifer Rhatigan:

MOTION: To accept the capital plan once the proposed changes are made

SECOND: Kevin Mineo

Vote: Unanimous Approval.

The following motion was made by Jeff Vandersteeg:

MOTION: To ratify the actions of Managing agent from the past year.

SECOND: Jennifer Rhatigan

Vote: Unanimous Approval.

The next board meeting will be the week of President's Day.

Parking

The board discussed parking permits and enforcement. Owners that rent may designate one or two spots. If their garage is unavailable to renters, owners may only advertise one parking spot. A discussion ensued regarding the parking spots for G1 and G2. The board opposed parking spots in front of A1. The board and management

proposed parking spaces in front of the dumpster and adjacent to the garage doors. The board asked management to ensure F2 renters don't have bicycle racks that would impede the G units' ability to park in their garages. Vandersteeg requested an email be sent to homeowners regarding parking and the enforcement of warnings and fines for improper parking.

The following motion was made by Rick Jungers:

MOTION: To relocate the exterior parking spaces for G1 and G2 to another area in the parking lot. Parking in front of their garages will no longer be allowed.

SECOND: Michelle White

Vote: Unanimous Approval

The following motion was made by Jennifer Rhatigan:

MOTION: A second parking sticker for a parking violation generates an immediate \$200 fine

SECOND: Rick Jungers

Vote: Unanimous Approval

"No Parking" signs will need to be put on G1 and G2 garages.

There being no further business, the meeting was adjourned at 12:22 PM

Annalise Smith, Recording Secretary

Jeff Vandersteeg, Crested Mountain Condo
Association President