

**THE CRESTED MOUNTAIN CONDOMINIUM ASSOCIATION**  
**ANNUAL OWNERS MEETING**  
**July 30, 2021**  
**9:00 A.M. MDT**

Owners Present:	Jeff Vandersteeg	A2
	Jennifer Rhatigan & Stephen Frick	B2
	Kevin Mineo	C1
	Jennifer McNeel	C2, D2
	Rick Jungers	D1
	Ronald & Valli Tapper	E2
	Mark & Michelle White	F1
Owners Present by Proxy:	Haig/ Kipple (proxy Vandersteeg)	A1
	Hobbs (proxy Jungers)	B1
	Sauder (proxy Leland Winston)	E1
	Magic Meadows (proxy Debra Sporcich)	G1
Owners Present by Zoom	Derek & Julia Irwin	F2
Management Present:	Billy Laird	
	Annalise Smith	

Association President Jeff Vandersteeg called the meeting to order at 9:02 am MDT.

A quorum was established with 13 of 14 units (92.8%) represented in person or by proxy. Proof of notice was established as being sent June 29, 2021.

The following motion was made by Jennifer Rhatigan :

MOTION: To approve and accept the previous homeowner meeting minutes from July 31, 2020 as written.

SECOND: Rick Jungers

Vote: Unanimous Approval

**Report of President or Officers:**

Jennifer Rhatigan reported the switch of the bank is working well and she has been receiving monthly statements.

**Report of Managing Agent:**

Billy Laird stated maintenance at Crested Mountain has been status quo. Jeff Vandersteeg inquired about the refinishing of the rock and whether the association should expect to do that every four to five years. Laird explained the stonemason told him they should be ok for at least two years. Laird mentioned the caulk pigment was looking bleached and that was recently redone. It is most likely because of the sun but he his not certain.

Rhatigan asked about the parking situation and inquired about how many cars were tagged over the past year. Laird stated he has only tagged one or two cars throughout the year. Rhatigan stated she noticed renters are not putting parking passes in their windshields. Laird explained he hasn't had many parking issues or complaints. The rules were clarified. If an owner does not allow their renters parking access in their garages, only one parking space on the exterior of the garage would be available for the renter and should be advertised as such.

Kevin Mineo explained the exterior window casing around some of the windows is starting to bulge out. Vandersteeg stated the cement on the walkway in between D1 and loft, was peeling and cracking. Vandersteeg was unsure if the area could be patched. Laird stated he would look into the maintenance issues and get them taken care of.

Annalise Smith presented the financials included in the meeting packet.

The following motion was made by Valli Tapper:

MOTION: To transfer excess operating funds to the capital account.

SECOND: Jeff Vandersteeg

Vote: Unanimous Approval

The following motion was made by Kevin Mineo:

MOTION: To ratify the actions of the board of directors in the past year

SECOND: Jennifer Rhatigan

Vote: Unanimous Approval

### **Loft Remodel Discussion & Vote:**

Vandersteeg explained the board has been discussing the loft remodel for the last few board meetings. The board agreed the loft is in need of a remodel. The staircase should be brought up to current codes. The board agreed that if work was going to be done, it was a good time to update the loft in its entirety and add in a bathroom upstairs. Laird explained the window replacement with operable windows, new flooring and the overall plan to remodel the loft. The board and management hope to have the project completed by Christmas. Laird explained the subcontractors will be the biggest wildcard, but he will do his best to get everything done prior to Christmas.

The members discussed the timing of the assessment and agreed a 50/50 split between two quarters was preferable. A discussion ensued regarding the frequency and procedure for renting the loft. Jennifer McNeel asked how Michelle White handled when two owners wanted to book the loft at the same time. White explained it rarely happens but reserving the loft is done on a first come, first serve basis. The longest White remembers the loft being reserved is 7-10 days at a time.

The members discussed getting more bids for the loft remodel. It is a difficult time to hire contractors and subs in the valley but Laird will reach out to a few other contractors he knows. Laird clarified that his bid of almost \$84,000 was an estimate only. There could be unforeseen items that come up as they begin the demolition. The plumber will need to find a route to tie into for the upstairs bathroom and he doesn't know what things will look like behind the drywall. Vandersteeg advised funding the entire project with the assessment and to keep the reserve funds as a backup. Laird explained the billing will be transparent and the board will see all receipts, invoices, estimates, etc and how the funds are being spent.

The following motion was made by Stephen Frick:

MOTION: To authorize the the Crested Mountain Board of Directors to assess the membership the estimated \$84,000 for the loft remodel.

SECOND: Valli Tapper

Votes in favor per unit: A1, A2, B2, C1, C2, D1, D2, E1, E2, F1, F2, G1

Votes opposing per unit: B1

Unit G2 was not present or represented by proxy.

Vote: Motion carried

### **Election of Directors:**

The following motion was made by Rick Jungers:

MOTION: To have Michelle White and Kevin Mineo serve new 3-year terms expiring at the 2024 annual meeting

SECOND: Jennifer Rhatigan

Vote: Unanimous Approval

### **Unscheduled Business:**

The Budd's asked to address the parking outside of their unit, G1. Their parking issues are exacerbated if cars are parked at an angle, which happens often. The members discussed the parking. Frick advised having the board discuss possible solutions at their upcoming meeting. The Budd's offered to pay for additional snow removal in the winter to maintain a spot in front of their unit. Rhatigan stated the declarations preclude owners from paying additional common expenses and amending the declarations required a 100% approval.

The following motion was made by Jennifer Rhatigan

MOTION: To have the board re-evaluate and reassess the parking on site.

SECOND: Rick Jungers  
Vote: Unanimous Approval

**Set Date of 2022 Annual Meeting:**

The following motion was made by Jennifer Rhatigan

MOTION: To set the date of the next annual meeting for the Friday July 29, 2022.

SECOND: Jeff Vandersteeg

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 10:28 a.m.

Respectfully Submitted:

Approved By:

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Annalise Smith, Recording Secretary

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Jeff Vandersteeg, President

DRAFT