

CRESTED MOUNTAIN CONDOMINIUM ASSOCIATION  
MEETING MINUTES OF THE  
BOARD OF DIRECTORS  
RUSTLER GULCH CONFERENCE ROOM  
July 31, 2020  
Immediately Following the Owners Meeting

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

Mountain Home Management: William Laird  
Annalise Smith

Evergreen Management: Reed Meredith

President Jeff Vandersteeg called the meeting to order at 10:01 AM with 5 of 5 board members present.

The following motion was made and seconded:

MOTION: To approve the minutes of the February 18, 2020 board meeting as presented in the packet.  
Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: to approve the minutes of the May 12, 2020 board meeting as presented in the packet.  
Vote: Unanimous Approval.

**Report of President or Officers:**

Jeff Vandersteeg stated that he and Carryle would be transferring ownership to their children in 2023 so he would no longer be eligible to serve on the board. Vandersteeg asked if anyone would be interested in becoming president and Jennifer stated she would be interested but would like to see Vandertseeg finish out his term.

The following motion was made and seconded:

MOTION: For all board of directors to maintain their current board positions.  
Vote: Unanimous Approval.

The board began discussing the loft and confirmed the loft policy stated no pets were allowed. Rick Jungers began a discussion regarding prioritizing the list for loft improvements. The board questioned whether loft use was down because of its condition. Jungers mentioned being concerned over liability with the stairs. It was agreed that updating the loft would give more value to the unit and the association. The board discussed some potential options for updating the loft.

The following motion was made and seconded:

MOTION: To have Mountain Home Management look for an architect whose cost will not exceed \$3,000.00 and recommend a time for the board to get together again to discuss numbers and a plan based on the board's priority list.  
Vote: Unanimous Approval.

A discussion ensued regarding the timeline for the renovation of the loft and the potential for considering an assessment based off the estimates the board receives.

Vandersteeg asked Billy Laird where the parking sign for G2 was. Laird responded the sign was in the closet. The Board clarified that was G2's parking spot year-round and not just during the winter. Laird advised creating something more permanent.

Michelle White mentioned the railings up to E, F and G units were in bad shape and stated the paint was peeling off and the railings were bent. Laird explained they got torn off by the plow and stated Pinnacle came in and quickly welded them back on, but Mountain Home Management needs to sand and repaint the railings. Vandersteeg stated this should be done with the \$1,000 miscellaneous painting line item in the capital plan.

**New Business:**

The following motion was made and seconded:

MOTION: To accept and approve the April 30, 2020 financial statements as presented.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To endorse moving the excess operating funds totaling \$12,991.53 into restricted funds.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To accept and approve the proposed 2020-2021 operating budget.

Vote: Unanimous Approval.

The following motion was made and seconded:

MOTION: To ratify the actions of both Mountain Home Management and Evergreen Property Management for the past year.

Vote: Unanimous Approval.

**Review of the Condominium Association Rules:**

The board reviewed and modified the associations rules. The updated rules will be sent to the membership once the changes are finalized by Mountain Home Management. It was agreed one set of rules was appropriate for both renters and owners.

The following motion was made and seconded:

MOTION: To adopt the revised association rules, publish them to the association's website, send to all members, and managing agents and post them in the stairwell of each unit.

Vote: Unanimous Approval

Parking passes were discussed. Reed Meredith advised printing parking tags for each unit and ensuring there was a place to include the vehicle owner's phone number.

There was a discussion regarding prepaid dues from a previous owner.

The following motion was made and seconded:

MOTION: To send the dues back to owner after Mountain Home Management confirms there was in fact an overpayment.

Vote: Unanimous Approval

The following motion was made and seconded:

MOTION: To approve the capital budget for the 2020-2021 fiscal year with the following changes: Combine loft improvement items, push sealing out to FY 22-23, and add in an architect line item for \$3,000 for the loft improvements.

Vote: Unanimous Approval

Kevin Mineo began a discussion regarding online meetings and voting. Meredith stated the governing documents do not allow for homeowner voting by electronic means, but the board does have the ability to amend the bylaws to allow for such voting. Rhatigan stated she does not believe it is a burden to ask owners to attend a meeting once a year. There was a discussion about allocating money for an attorney to amend the bylaws and it was decided the board members would go through the bylaws themselves to create a list of recommendations before turning them over to an attorney.

The board addressed the fencing during ski season. The board requested that Mountain Home Management continue to be diligent in responding to keep this issue under control and homeowners safe. The board asked Laird to begin the upcoming ski season with the same plan and fencing location that was used last year and modify as needed.

The owner's decided on the week of February 15, 2021, 9 AM MST for the next semi-annual board of directors meeting.

There being no further business, the meeting was adjourned at 11:54 AM.

After the meeting, the board and management company did a "walk-around" the buildings, inspecting for items brought up by members. Laird agreed to address remaining maintenance issues observed. The board also inspected the loft and discussed items for the architect to address in a loft remodel, including improving safety of the stairs, and possibly adding a half bath upstairs if the budget allows.

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Annalise Smith, Recording Secretary

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Jeff Vandersteeg, Crested Mountain Condo Association President