

Crested Mountain Condominium Association
Meeting Minutes of the Board of Directors
July 5, 2022, 10 AM MDT via Zoom

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

Mountain Home Management: William Laird
Annalise Smith

Jennifer Rhatigan called the meeting to order at 10:05 AM with 4 of 5 board members present.

Rhatigan clarified her expectations for the meeting minutes. Management should submit a draft of the minutes no more than two weeks after the meeting in a separate email to the board. Management agreed. Rhatigan inquired about the reserve study and asked management to reach out to Robbie to get a written report ASAP. The board delayed approval of the previous meeting minutes to permit all board members to provide comments.

New Business

The following motion was made by Michelle White:

MOTION: To review the April 7 and May 31, 2022 meeting minutes before Friday July 8, 2022 and approve by email

SECOND: Jennifer McNeel

VOTE: Unanimous Approval

Unfinished Business

Management gave the loft update. The drywall is hung and textured, the windows have been replaced, and the flooring is currently being installed. Laird explained the only thing missing was the upstairs door, which should be here by July 11. Management will install the cabinets next and then have the painter come in. Management inquired about paint color. The board agreed it should be a light, neutral color. Laird suggested Benjamin More "simply white". Laird explained there was no new entry door ordered and the board agreed to defer replacing that door. Rhatigan asked about how far along the project will be at the annual meeting. Billy said the flooring will be in, cabinets installed, and it will be close to being done. It was agreed the loft would be open for owner inspection at the party prior to the annual meeting.

The board asked management to reach out to MJ for the furniture layouts.

E2 Window

Laird explained there is a window at the front of the building with a broken outside pane. The cause of the break is unknown, but the owner is asking for the association to cover the replacement. Vandersteeg explained the windows in the stairwells are an owner's expense. The board discussed the responsibility of the window and agreed the owner could file an insurance claim or personally pay for the replacement.

The following motion was made by Michelle White:

MOTION: To deny the request to pay for E2's damaged window due to no connection to cause

SECOND: Rick Jungers

VOTE: Unanimous Approval

New Business

Michelle White reported on bookings for the loft rental. Bookings are substantially increased over past years, and winter 2023 is filling up.

Michelle White asked management to reach out to Karen Saeger to see if she can continue cleaning the loft. Otherwise, management can use their own staff or sub for the cleaning. The board inquired about the downstairs bathroom window glass. Laird explained the glass could either be etched on site or have a window film installed. Jungers stated he would like to know the cost of the etching.

The board discussed the annual meeting notice. There was a zoom link included in the notice, but there are concerns with video quality and a lack of explanation with procedures for allowing voting via Zoom or teleconference. The board asked management to clarify to the members that voting is allowed per CRS 7-127-108: Meetings by Telecommunication. The preference is to allow for voting via teleconference which will provide a more stable connection. Management will ensure the Center for the Arts is equipped with what they need to allow for the teleconference speaker and send a clarifying email to the members.

The board discussed the reserve study and the importance of having a report back as soon as possible so they could review it and decide on a possible dues increase to fund for the capital projects in the plan. The board agreed they will need to have their board meeting the night before the annual meeting on July 28, 2022, at 3 PM so they can present their plan to the members on July 29, 2022. The annual party will be scheduled for July 28, 2022, at 5 PM, following the board meeting. Management will compose a letter to the membership to clarify the meeting attendance details and include a party invite to get a headcount.

There being no further business, the meeting was adjourned at 10:59 AM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan, CMCA President