

Crested Mountain Condominium Association
Meeting Minutes of the Board of Directors
August 2, 2023

Directors Present: Jennifer Rhatigan
Rick Jungers
Michelle White (Arrived at 2:30 PM)
Jennifer McNeel

Director Present on Zoom: Kevin Mineo

Mountain Home Management: William (Billy) Laird
Annalise Smith
Matthew Wilson

President Jennifer Rhatigan called the Meeting to order at 2:10 PM.

Reading and Approval of Minutes of Previous Meeting

The following motion was made by Jennifer McNeel:

MOTION: To approve the previous meeting minutes as presented from February 22, 2023.

SECOND: Jennifer Rhatigan

VOTE: Unanimous Approval

Report of President or Officers

Jennifer Rhatigan reported that the association's reserve funds are still low, and the board is tasked with trying to improve the deficiency.

Report of Managing Agent

Billy Laird reported the roof replacement is ongoing. There was a brief discussion regarding the chimneys and Laird suggested every owner should have their fireplaces and chimneys inspected annually. Maintenance has been status quo. The board discussed decks and owner responsibility vs association responsibility. They tabled the discussion. Laird recommended another touch up on the paint on the caulk around the buildings.

Unfinished Business

The board began discussion about the financial reports and proposed provisional budgets for the next two fiscal years. Annalise Smith explained it was a big snow removal year and all associations ended up over budget on their snow removal and because of this, Crested Mountain was showing a net loss of \$17,000. Jennifer Rhatigan commented that the snow removal that took place was necessary for such a big snow year. Smith stated that transfers to the reserve account should be occurring quarterly. She was unable to track prior years transfers even though a portion of dues is allocated to reserves.

Kevin Mineo inquired about the association's records for the vent cleaning. Rhatigan explained the vent cleaning was supposed to be done individually but owners were not keeping up with it. It is a fire hazard, so the Association took on the most recent vent cleaning. In future years, the board would like this cost to be billed directly to the owners.

The board and management reviewed the provisional budget and made the following adjustments:

- Change loft fee from \$10,000 to \$5,000.
- Increase snow plowing budget from \$7,250 to \$10,000.
- Increase snow removal- ground budget from \$4,800 to \$7,300.
- Increase snow removal-roof budget from \$7,500 to \$10,000.

Easement Repaving

The board discussed the easement repaving and calculated what they thought was the association's responsibility, per their agreement.

The following motion was made by Michelle White:

MOTION: To authorize management to negotiate and spend up to \$22,500 for the repaving.

SECOND: Jennifer Rhatigan

VOTE: Unanimous Approval

Association Dues

The board increased dues last fiscal year by 15% and agreed that percentage was too low. The association needs to be saving more for all capital projects including the new garages. The board agreed the garage rebuild needs to be pushed out 3 to 4 years but approximately \$100,000 should be allocated for the structural engineering. Balcony and deck capital projects are in question because clear responsibility needs to be established by reviewing the governing docs. A discussion ensued regarding percentage of dues increases for the next couple of fiscal years.

The following motion was made by Rick Jungers:

MOTION: To increase dues 20% for each of the next 2 fiscal years to overcome shortfalls in the budget and replenish the reserve fund.

SECOND: Michelle White

VOTE: Unanimous Approval

Roof

The final roof number contract price is \$120,000. The board will consider snow fences and Laird will need to get an estimate.

The board discussed the reserve contributions for the upcoming fiscal years. Reserve contributions will be transferred quarterly.

A discussion ensued regarding decks and owner responsibility. White commented that the decks are a limited common element and owners are responsible for repairs per the association's governing documents. Garages are listed as common areas. Laird mentioned he would think that anything structural to the decks would be considered HOA and deck boards would be owners' responsibility. The board will review the governing documents.

Water Bugs

Smith explained HVM met Mikey at the complex and did a walk through in units to assess whether water bug installation and monitoring would be possible. The board discussed how the expense would be charged if approved. The board considered having owners pay for the equipment and the association pay for the monitoring. Interior property managers should be listed first on the call list, followed by Mountain Home Management if a system is put in place. Billy would expect the monitoring to be anywhere from \$35-\$40 per month. The board will revisit this topic at their October meeting.

There is no update on the garages and management confirmed the fire extinguishers are inspected annually.

Dryer Vent Policy

The board will announce the new policy at the annual meeting. Mineo raised concerns about dryer vents being covered by snow in the winter. Dryer vents should be marked prior to winter and the snow covering them. One way to avoid this issue is to have a ventless dryer installed.

New Business

Smith will update the proposed budget and the board will vote on the budgets following the annual meeting.

The following motion was made by Jennifer McNeel:

MOTION: To ratify the actions of the managing agent for the last fiscal year.

SECOND: Michelle White

VOTE: Unanimous Approval

Rental Recovery Fee

The board had a brief discussion about imposing a short-term rental fee on owners who short term rent. The board inquired about what other associations are doing and management explained most have imposed a fee on all owners who short term rent due to increased costs associated with increased occupancy. Most other associations they managed do have more common areas than Crested Mountain. There are common halls, carpets, etc. Although there are a few expenses that do apply to Crested Mountain such as increased trash cost, hot tub usage and chemicals, hot tub covers, parking issues etc. board members admitted that when they are in town and have guests, they tend to create just as much trash and use hot tubs just as much as renters would. The board conducted a straw vote, and a majority of board members opposed the fee.

The following motion was made by Michelle White:

MOTION: To limit the total vehicle length in the parking lot to 19' including all hitches and bike racks.

SECOND: Rick Jungers

VOTE: Unanimous Approval

The board asked about inspections of wood fireplace. As far as they know, C2, E2, and B1 all have wood burning fireplaces. C2 and E2 are short-term rentals and are required to have their fireplaces inspected annually. Since Mountain Home Management manages unit B1, they need to schedule an inspection.

The next meeting was scheduled for November 15, 2023 at 4 PM MST.

There being no further business, the meeting was adjourned at 5:15 PM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan