

Crested Mountain Condominium Association
Annual Homeowners Meeting
Friday, August 4, 2023
9:00 A.M. MDT

Owners Present:	Chris Vandersteeg	A2
	Jennifer Rhatigan & Steven Frick	B2
	Jennifer McNeel	C2, D2
	Rick Jungers	D1
	Ron & Valli Tapper	E2
	Mark & Michelle White	F1
	Julia Irwin (Zoom)	F2
	Magic Meadows/ Dorothy Budd	G1
Owners Present by Proxy:	Carey Hobbs (proxy Rick Jungers)	B1
	Kevin Mineo (proxy Michelle White)	C1
	AM Sauder (proxy Rick Jungers)	E1
Guest:	Debbi Sporcich	

Association President called the meeting to order at 9:05 AM MDT.

A quorum was established with 12 of 14 units (85.7%) represented in person or by proxy. Proof of notice was established as being emailed July 3, 2023.

The following motion was made by Jennifer McNeel:

Motion: To accept and approve the previous homeowners meeting minutes from July 29, 2022.

Second: Michelle White

Vote: Unanimous

The following motion was made by Rick Jungers:

Motion: To move to a consent agenda moving forward.

Second: Dorothy Budd

Vote: Unanimous

Report of President and Officers:

Jennifer Rhatigan gave an update about the board's concerns regarding the capital reserve fund balance. Most of what is presented today will be in the context that the association needs to work towards increasing its reserve balance.

Report of Managing Agent & Financial Report

Billy Laird gave an update on the general maintenance of the association. All dryer vents were cleaned over the last year at a cost of \$250 per unit. This expense was picked up by the association, but the board will discuss their plan to pass this expense on to owners in the future. There were some roof leaks reported over the winter, but the roof replacement should eliminate this issue. Laird asked the members to be sure to communicate any issues they may have to

management so they can address them. Mike McAuley from Mountain Home Management met with HVM to evaluate whether the association could get water bugs installed and monitored around the hot water heaters. We are awaiting HVM's estimate but will let the members know the cost of installation and monitoring. Laird gave an update on the roof replacement. Members agreed the new roof looks good and are eager to see the finished product. Laird explained Rick Devine is working on getting the easement repaved. Laird is hoping he will have this done before winter. The board approved an expenditure of up to \$22,500 for the project based on their agreement.

Annalise Smith presented the financials explaining deviations from the budget for the fiscal year. The biggest overage came from snow removal as a result of the significant winter. Rhatigan commended management on keeping the snow off the garages as she didn't see much seepage into the garages this spring. The snow removal budget has been increased because of consistent overages. A new hot tub cover was purchased and installed. There was a brief discussion of the mechanical room repairs which were paid for out of the reserve funds.

Rhatigan explained the association increased dues last fiscal year by 15%. Due to an increase in budgeted operating expenses which would result in less going into the reserve fund, the association is looking at another two fiscal years of dues increases. The board approved 20% dues increase for this fiscal year which will become effective on October 1, 2023's. Effectively the increase will only be for 7 of the 12 months of the fiscal year. The goal is to continue to increase the capital reserve fund which is underfunded at the moment. The proposed budget for next fiscal year includes a \$7,500 overall increase to snow removal, an increase to insurance rates and labor rates. Everything over the past few years has significantly increased in cost and the association must act on this with an increase in dues.

Unfinished Business

Reserve Study

A discussion ensued regarding the findings of the reserve study. The study is a 30-year plan. Each year, certain projects are budgeted for based on expected cost and useful life of certain assets. Capital projects may be deferred if not necessary but it's best to plan everything on a scheduled cycle of maintenance or replacement so projects may be done as necessary. The easement budget number has been updated to what was approved, \$22,500. The capital plan also includes the garage replacement and architect fees for that project. The board and owners should still anticipate an assessment for the new garages which have an estimated cost of \$1.2 million. The assessment for this project may be split over two fiscal years.

The garage committee has gotten as far as they can. Laird will keep an eye on the market for architects. A few design options for the garages were discussed. Parking during construction was discussed. Members discussed a couple of options regarding the assessments and whether they would prefer a one-time assessment, or an assessment spread out over multiple years.

Roof Replacement

Rick Jungers mentioned that owners should be careful walking around on the grass during the roof replacement. There are screws on the ground and Laird will talk to the crew about using a magnet to roll up the screws from the lawns. An owner inquired about how long the new roof

should be expected to last. Laird stated it should have about 20 years minimum. Laird explained the roofing company owes the association a hot tub cover as a piece of flashing fell from the roof and onto the cover. The members discussed snow fences on the roof.

Pet Policy

Smith reminded owners that guests were not allowed to have pets. She explained the difference between a service animal and an emotional support animal. Service animals have designated jobs for their owners and are protected under ADA. Emotional support animals are not protected under ADA but are protected under the FHA. You may ask for ESA paperwork, but the laws are gray. She will try and get more information, but reiterated guests are not allowed to have pets.

Easement Repaving

Measurements will be confirmed, but this topic has been discussed.

Garage Committee Update

The garage committee has been suspended until an architect is hired. The members were advised to plan on a summer and winter of not having parking available.

Dryer Vent Cleaning/ Ventless Dryers

The board will vote for owners to be charged for future annual dryer vent cleanings. There are now numerous ventless dryer options available.

Fireplace Inspections

Fire extinguishers get inspected annually by the association and there are 3 owners who currently have wood burning fireplaces. Anyone short term renting is required to have an inspection annually and Mountain Home Management will schedule unit B1's inspection.

Parking: Vehicle Length Limit & Rental Policy

Rhatigan explained the board of directors will voted on a parking restriction at their meeting. The maximum vehicle length limit is now 19' inclusive of all hitches and bike racks. Parking up at Crested Mountain has become increasingly more difficult due to an increase in the size of vehicles. This should help eliminate some issues and keep all garages and parking in front of garages accessible. Rhatigan advised adding this restriction in owners' rental agreements and having all renters sign off acknowledging this rule.

Decks & Owner Responsibility

The bylaws state that decks are limited to common elements and because of this, some deck work that is currently in the capital plan will be assessed directly to owners. Although they are owners' responsibility, the decks must remain uniform and proposed changes should be run by the board of directors.

Election of Directors

The following motion was made by Michelle White:

Motion: To nominate Jennifer Rhatigan and Rick Jungers to serve three-year terms on the board of directors.

Second: Jennifer McNeel

Vote: Unanimous

Unscheduled Business

An owner explained that there is spackle on the exterior of their slope side windows they believe was caused by the rock mason. Laird will need to assess the windows.

The following motion was made by Valli Tapper:

Motion: To ratify the actions of the Board of Directors for the past year.

Second: Chris Vandersteeg

Vote: Unanimous

Set Date of 2024 Annual Meeting

The following motion was made by Michelle White:

Motion: To set the date of the next annual party for August 1, 2024 and the annual meeting for August 2, 2024, at 9 AM MDT.

Second: Jennifer McNeel

Vote: Unanimous

The board will decide on their meeting date and time closer to the annual meeting.

There being no further business, the meeting was adjourned at 1045 AM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan