

Crested Mountain Condominium Association
Meeting Minutes of the Board of Directors
September 13, 2022, 4 MDT via Zoom

Directors Present: Jennifer Rhatigan
Kevin Mineo
Jennifer McNeel
Rick Jungers

Mountain Home Management: William Laird
Annalise Smith

Jennifer Rhatigan called the meeting to order at 4:08 PM with 4 of 5 board members present.

New Business

Rhatigan proposed a follow-up meeting on Tuesday, September 20th at 4pm since the board had insufficient time to review the 2023 budget and the Reserve Study. Laird and Smith agreed as long as no one objected once all had logged into the meeting. There were no objections, and the next meeting was set for Tuesday, September 20, 2022, 4 pm.

The following motion was made by: Jennifer Rhatigan

MOTION: To waive the reading and approve the July 28, 2022, BOD meeting minutes as presented.

SECOND: Kevin Mineo

VOTE: Unanimous Approval

Unfinished Business

Loft Remodel- Management gave the loft update. The remodel is down to punch-list items, and the furniture is planned to be moved in next week. The electrician was in the loft today, and everything was finished, minus one track light. Rick from High Plains Home Improvement will be finishing up the plumbing, and hopefully, the loft will be move-in ready next Tuesday. The work to be finished includes the shower head trim, faucets in all 3 sink locations, the hand railing going up the stairs, the guardrail piece going up the middle, and a couple little shelves which need to be installed under the sink. Smith will order the bedsheets and comforters, towels, wash cloths, etc. Then it will be cleaned and ready for reservations. Mineo inquired about the furniture. Smith stated she believed the board agreed to take Jennifer McNeel's queen bed and fold out couch.

Water heater- Laird explained he is working on completing the replacement. Rhatigan clarified that the BOD had voted to move this expense to the capital budget. Smith confirmed.

Roof repair- Rhatigan asked about finding a contractor for the roof. Laird stated that he had spoken to multiple contractors, and they all said they were too busy to fit the replacement in before winter. Rhatigan expressed concerns about the stress of snow and asked whether it

would be possible for anyone else to have a look. Laird stated he would keep working on it. The board decided to defer further discussion on this issue until the September 20, 2022, meeting.

Review and approve 22-23 budget- This discussion was deferred to the September 20, 2022, meeting.

Dryer vent cleaning- Laird explained he is working on the dented and missing dryer vent hoods. Rhatigan stated that there was previous discussion about having a professional come in and clean out the dryer vents. Management said they would try and get a contractor to provide a proposal for the work to present to the board.

Reserve study revision- This discussion was deferred to the September 20, 2022, meeting.

Garages- Mineo asked Laird to go in and take photos of the garage so that he can send them to his structural engineer. Mineo will then let the board and management know what needs to be measured and what the next steps are. Laird stated that he would try and get this done before the end of the week. Rhatigan stated that she and Mineo think it's a good idea to have a garage committee work on plans and asked the board members if they were interested in serving on that committee. She stated that Derek Irwin and Russell Budd expressed interest in serving on the committee. Rhatigan proposed that Mineo lead that committee and have management check in with the committee periodically. Rhatigan asked that management get the survey of the complex and send to the board. McNeel expressed interest in serving on the committee.

Audit- Management has checked in with a couple of firms for the audit but has not received a proposal from either. Smith will check in for an update next week.

Short term rentals- Smith asked about parking, and the board agreed there should be a "park at your own risk in the garages" included on the rental paperwork. Rhatigan asked if there was any way to let the town know of the no pet policy for STR. Enforcement is the issue. Jungers stated that he had a run-in with renters, and he asked if they were aware of the no pet policy. The renters stated that whoever managed their booking told them it was fine that they only had one dog. Rhatigan stated fines need to be imposed for the violation of the rules and regulations of the association. Smith said she will communicate with the manager of the rental unit that pets are not allowed.

F2 request for ski Locker- The board is going to place this request with the garage committee. The board has not identified a good place for them. The changing room is not a good location as it is used by hot tub users, and due to dirt and water tracked in from skis.

The following motion was made by Kevin Mineo:

MOTION: To direct the discussion of the F2 Locker request to the garage committee.

SECOND: Rick Jungers

VOTE: Unanimous Approval

Jennifer Rhatigan will draft a letter to owners in this regard, restating the policy and the fine.

The following motion was made by Jennifer Rhatigan:

MOTION: To impose a fine of \$250.00 a day for renters that knowingly allow STR guests to bring dogs to their units.

SECOND: Kevin Mineo

VOTE: Unanimous Approval

The following motion was made by Jennifer Rhatigan:

MOTION: For Kevin Mineo to lead the garage committee

SECOND: Rick Jungers

VOTE: Unanimous Approval

The following motion was made by Jennifer Rhatigan:

MOTION: To adjourn the meeting

SECOND: Rick Jungers

VOTE: Unanimous Approval

There being no further business, the meeting was adjourned at 4:55 PM.

Annalise Smith, Recording Secretary

Jennifer Rhatigan, CMCA President