

Alpin Condominium Association

General Membership Meeting Minutes

August 7th, 2024

The Board Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 10:06 am MT. This meeting was held physically at Community Banks of Colorado, 503 6th Street, Crested Butte, CO 81224 and via ZOOM.

Bill Gavenas asked for a roll call of membership present:

See **Appendix 1** for the attendance and vote register list for Motion 1. 9 of 12 members/units were present/represented at the meeting. Quorum was established.

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on May 16th, 2024, via email, calendar invite and physical post. An information email with the proposed budget and assessment information was sent in early August 2024. The meeting was properly noticed.

Approval of 2023 Meeting minutes

- Hugh Scott made a motion to approve the 2023 meeting minutes. Mike Thuss seconded the motion. Unanimously approved.

Manager's Report

- Account balances as of 31 July 2024
 - Operating account - \$4457.55
 - Reserve account - \$12349.68
- Projects and activities during the last fiscal year:
 - New washer and dryer bought and installed
 - Back stairs fixed due to rotting stringers
 - Gravel spread in parking lot after winter to even out and fill holes
 - Back flow preventers and fire extinguishers tested
 - Signage on order for front of each entrance to delineate unit numbers
 - Fix and upgrade to sewer line to install clean out (still awaiting fixes by plumber in August 2024)

New Business

Board Presentation & Member vote on the 2024/2025 budget

- Bill Gavenas from Crested Yeti presented the budget approved by the BoD on June 13th, 2024 / and finalized via mail 5 August with new insurance premiums
- Items to note are insurance and increased expenses for building upkeep/snow removal. Dues for the September 1, 2024 – August 31, 2025, will be \$570.00

- Some discussions on streamlining the Spectrum services were discussed. The board and CY are in talks with Spectrum for options and will share with the general membership any possible changes and financial impact.

MOTION 1: Hugh Scott made the motion to accept the budget as presented for the 2024/2025 fiscal year. Seconded by Chandler Gray.

See Appendix 1 for quorum and actual votes on this motion. The motion was approved: 9 for, 0 against.

Other Items (AoB)

- A reminder to all to pick up after your dogs /your tenants' dogs. There does not seem to be the same level of problem currently as in prior years, but a gentle reminder.
- The current situation with the trash dumpsters and birds was discussed. The trash or spreading of trash does not seem to be a problem as in prior years. The Treasury building got a new dumpster, hopefully lessening the impact to Alpine HOA.
- Parking and signage were a topic for discussion. No motions or actions were decided except for Hugh and Bill to look at placing a new temporary winter sign at the entrance to the parking lot again as the one we had last year got permanently moved to the hill. Maybe we will move it back.
- Bill to research the cost of adding a building sign with "601 Gothic Road" on the west side (parking lot) of the building to help visitors locate the building.
- Chandler asked that the board and CY update and publish a new Capital Improvement Plan.
- The HOA Bylaws were updated, and a draft was shared with all homeowners. Homeowners should read/review and send any comments to the board for consideration. The board will then review and with any comments, work with the HOA attorney to finalize and present to the general membership for approval.
- A new set of responsible governance policies was shared with all homeowners. These were discussed and the board approved them in the meeting. Bill will send these out for electronic signature to the board and share with all homeowners via mail and on the CY website when signed.

Board Elections

- The current board agreed to stand for re-election.
- No other participants expressed any interest in joining the board.

MOTION 2: Chandler Gray made the motion to elect Tim Lashley as President, Hugh Scott as Secretary and Mike Thuss as Treasurer for another 1 year term. Seconded by Daniel Thuss.

Unanimously approved by all.

Adjournment of Meeting

- Hugh Scott made a motion to adjourn the meeting.
- Seconded by Mike Thuss

Unanimously approved

Meeting closed at 11:21 AM MT