

# Alpine Condominium Association

## General Membership Meeting Minutes

August 3<sup>rd</sup>, 2023

The board meeting was opened by Jacob Dewey of Crested Yeti Property Management at 12:00 pm MST. This meeting was held via ZOOM and in the conference room of Community Banks of Colorado.

Jacob Dewey asked for a roll call of the membership present:

Hugh Scott

Tim Lashley

Mike and Patt Thuss

Daniel Thuss (Proxy given to Mike Thuss)

Rebecca Hoy

Chandler Gray

Ruben Villanueva

TJ Deutz

Raymond Clark Properties (Proxy given to Mike Thuss)

**Quorum was met.**

### **Proof of Notice for Meeting**

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on July 17<sup>th</sup> 2023. The meeting was properly noticed and put on Crested Yeti's website the same day for the membership to view.

### **Approval of Meeting Minutes from 2022**

- Chandler made a motion to approve the 2022 Meeting Minutes
- Mike seconded the motion.

**Unanimously approved.**

### **Financial Report**

- Operating Account: \$11,332
- Reserve Account: \$12,152

- Looking back at the fiscal year, Alpine Condos ran favorable to budget reporting a net income just north of 3,800 dollars.

### **Budget and Dues for 2023-2024**

- The new budget is attached to the meeting packet.
  - Dues stayed the same at 480 dollars a month for 2023-2024.
  - The largest increase in the budget is under utilities. The management company called each utility company and got their rate increase for the 2023-2024 year.
  - There is an increase in snow removal cost for this year from last year's budget
- Please remember that your dues are due at the beginning of each month.
- The budget is now approved by the BOD first and brought to the membership for a veto vote.

### **Dues Understanding**

- The Board of Directors are requesting that all owners hold a credit on their account equal to one month's worth of association dues. This will benefit the association greatly as it will give Alpine Condos one month more of working capital in the operating account. This will be vital to the association staying liquid through the extreme seasonality that we experience in Crested Butte. Please have this balance go into effect by June 1st, 2023.
- As stated in your declarations on page 7 section 20 Paragraph 1: "Assessments for the estimated common expense, including insurance, shall be due monthly in advance on the first day of each month."

### **Manager's Report**

- New poop bag station was ordered this summer, it is on back order so waiting for it to come in. Once it is in, the station will be hung on the side closest to Treasury Liquors.
- The management company with though the property and cleaned up all the trash from the winter and took down the snow poles.
- The management company just got our hydraulic tamper running, we will be filling potholes in the parking lot next week.
- A new hydraulic doorstop was installed this spring.
- The roof was inspected, and a screw and glue were performed by Axtell Mountain Construction. They also re-installed a snow rail that had been ripped off and tighten all the snow rails on the roof.
- Some Hardie Board came off this winter, I am working on getting a replacement board that I will cut and paint to spec and hang.
- New signage was put up indicating Alpine is not a through street, there were lots of problems with people clogging our parking lot this winter.

- The stairwell railings are going to get touched up by a local painter in late summer/early fall as they are chipping a lot.
- All the dryer vents were cleaned out and broken vents were replaced throughout the building.
- Damaged decks were repaired from falling snow and Ice off the roof.
- I have watered the trees a handful of times this summer as the sprinkler system was not turned on this year.
- The building backflow preventors and all fire extinguishers were inspected this summer.

### **New Business**

- The management company has put together a rough draft of the CAPx Plan and will send it out to the association by the end of the month.
- The Management Company got a new quote from Clean Designs for washers and dryers for 4,500 dollars.
  - Rebecca Hoy made a motion to buy the new washers and dryers and have them paid out of reserve plan.
  - Mike Thuss Seconds the motion.
  - **Unanimously approved.**
- Open Forum
  - Revisit CAPx plan and get some more firm dates on when maintenance was performed.
  - Look at planting a new tree where dead/damaged one is on the gothic hill.
  - 4 new door mats for exterior doors
  - Big bulletin on south side to act as a message board
  - Improved signage (larger, more readable) - and good signs on washer / dryer once installed.
  - Inspect / repair weather stripping on windows facing back parking lot.
    - Talk to Sun King Installations about this or CB Glass or Eagle Windows and sales
  - Hiring different snow removal group - perhaps one with bobcat
    - Talk to Mountain Rain who stores bobcat in Black Diamond Lodge about doing snow removal for the association in 23/24
  - Talk with Treasury Liquors about their need for a larger dumpster as trash is always overflowing.

### **Election of Board Members**

Chandler made a motion to re-elect the whole board.

Rebecca Hoy seconds the motion re-elects the whole board.

**Unanimously approved.**

CTim Lashley- President

Hugh Scott- VP

Mike Thuss- Treasure/Secretary

Rebecca Hoy will attend the board meetings as a representative of the south hallway. She does not hold a board position or authority, but wants to be there as a voice for the south hallway.

### **Adjournment of Meeting**

- Chandler made a motion to adjourn the meeting.
- Second by Tim

### **Unanimously Approved**

Meeting closed at 1:21 PM MST