

The Alpine Condominium Association
Annual HOA Meeting Minutes for
Tuesday, July 13, 2021, at 10:00 AM (Colorado time) at Peak Property's office
241 Gillaspey Ave. Unit C2, Crested Butte South, CO. 81224.

Meeting Minutes

Call to Order/Proof of Notice/Roll Call

The Alpine Condominium Association's annual meeting was called to order at 10:04 A.M. on Tuesday, July 13, 2021, at Peak Property's office. The meeting notice was emailed and mailed out on June 5, 2021, and the meeting packet was emailed out on June 28, 2021. The meeting was represented by the following owners and a quorum was established for an official meeting.

HOA Attendees

Unit # 1 Theodore Deutz
Unit # 2 Ruben Villanueva
Unit # 4 Rebecca Hoy
Unit # 5 Chandler Gray
Unit # 7 Hugh Scott
Unit # 8 Daniel Thuss
Unit # 9 Pat and Mike Thuss
Unit # 10 Steve and Matt Clark proxy to Mike Thuss

Peak Property Management and Sales

Tom Hein- Association Manager

Confirm Owner Contact List

Due to Colorado privacy rules Peak Property is not allowed to share homeowners phone numbers and email addresses. Please notify Tom or Peak Property if your contact info changes, mailing address, email, phone.

Approval of HOA Meeting Minutes from July 11, 2020

Chandler Gray made a motion to approve the July 11, 2020, meeting minutes. The motion was seconded by Ruben Villanueva/Hugh Scott, all were in favor, none opposed, and the motion was approved.

Managers Report

Tom H. welcomed everyone to the Alpine Condominium's 2021 annual HOA meeting and thanked everyone for taking time to attend. The manager's report was presented and included:

-Welcome new owners at unit 8. The overall exterior condition of the building and common grounds is in good shape. Peak Property continues to do basic maintenance and repairs as needed. Some of the past year's repairs include numerous siding caulking and paint touch up, stucco repairs around building and on both chimneys, painting stucco repairs, replaced the southeast side metal stair treads, removed one dead aspen tree on the northeast corner, got the laundry room floor drain cleared, cleaned out the laundry room storage room, regraded and placed rock in parking lot.

Old Business (Review of the 2020 Agenda's New Business)

1. Maintenance Projects this Summer
 - a. Determine Roof Screw and Glue schedule (annually, every 1, 2, 3 yrs?)
 - b. **2020 Meeting Results:** The owners agreed the roof should be inspected every year and a screw/glue done every 3 years unless the yearly inspection reveals an issue.
 - c. Stucco repairs and paint
 - d. **2020 Meeting Results:** Peak Property is currently working on stucco repairs around the building, esp. on the chimneys. Stucco repairs will be painted. Hugh Scott mentioned on the south and west sides of the building some of the hardi board siding corners were broken and will need to be fixed before winter. Hugh S. also mentioned the back-stair treads were rusting and looked bad. Peak Property will evaluate and discuss with the BOD's.
 - e. Determine gas fireplace units inspected every # years?
 - f. **2020 Meeting Results:** The owners agreed to have the gas fireplaces inspected every 3 years. The next inspection year will be fall 2022.
 - g. Laundry Room (north storage room) floor drain.
 - h. **2020 Meeting Results:** The owners agreed to have the drain hydro flushed, and it was successfully cleared.
2. Snow Stops on west side above entries.
 - a. **2020 Meeting Results:** A discussion about safety and installing snow stops above the entry doors on the west side was held and the owners asked Peak to get some quotes for snow stops.
3. Review Reserve Study
 - a. **2020 Meeting Results:** The owners reviewed the reserve study; nothing was added to the study.

New Business

1. Snow Stops on west side above entries.
 - a. **2021 Meeting Results:** The owners discussed the pros and cons of installing snow stop on the west side of the roofs above the entries. Mike Thuss made a motion to accept Axtell construction's bid to install snow stops, Chandler Gray seconded the motion, the motion was approved by a vote of 6-2.
2. Laundry room machines replacement.
 - a. **2021 Meeting Results:** The current laundry machines and laundry program do not make money for the HOA and the Board of Directors wanted to discuss with the owners replacing them with HOA owned machines. The owners discussed it and Hugh Scott made a motion to replace the current machines with new HOA owned machines with a warranty to be paid out of the reserve account, Chandler Gray seconded the motion, all were in favor, no one against, and the motion was approved.
3. Reserve Study
 - a. **2021 Meeting Results:** The owners reviewed the reserve study, and nothing was added.
4. Open Discussion

Financial Report

1. The Alpine Condominium Association as of June 25, 2021, had \$532.98 in the checking account, \$8,212.31 in the Restricted Reserve account for a total asset amount of \$8,745.29.
2. The Association finished the 2020/2021 fiscal budget year negative \$1,560.68.
3. The HOA had higher cost than budgeted for maintenance/repairs and snow shoveling and roof removal.
4. Some budget line-item costs have risen and are reflected in the proposed 2021-22 budget.
5. The proposed 2021/2022 budget needs and has a proposed \$30.00 dues increase to have a balanced budget.
6. Approve the 2021-22 proposed budget.

7. **2021 Meeting Results:** Mike Thuss made a motion to approve the proposed 2021 budget with the \$37.50 proposed dues increase effective June 1, 2021, Ted Deutz seconded the motion, the motion failed by a vote of 4-4. Hugh Scott made a motion to approve the proposed 2021 with a \$25.00 dues increase starting June 1, 2021, Ruben Villanueva and Chandler Gray seconded the motion, and the motion was approved by a vote of 6-2.

Election of Officers for 2021-2022

-2021 Meeting Results: Daniel Thuss made a motion to nominate Mike Thuss to the Secretary/Treasurer position, Ruben Villanueva seconded the motion, all were in favor, no one against, and the motion was approved. Mike Thuss made a motion to nominate the existing board for another term, Chandler Gray seconded the motion, all were in favor, no one against, and the motion was approved.

-President-Tim Lashley

-Vice President- Hugh Scott

-Secretary/Treasurer- Mike Thuss

Establish Date for next meeting-July 12, 2022, at 10am

Adjournment

Chandler Gray made a motion to adjourn the meeting, Mike Thuss seconded the motion, all were in favor, and the motion was approved. The meeting was adjourned at 11:17 A.M. on July 13, 2021.