

Whetstone Townhouse Homeowners Association
2021 Annual HOA Meeting Minutes from
Wednesday, September 22, 2021, at 5:00 P.M. (Colorado Time) at Peak Property's
office 241 Gillaspey Ave, C2, Crested Butte South, CO. 81224

MEETING MINUTES

Call to Order/Proof of Notice /Roll Call

The Whetstone Condominium Association's annual meeting was called to order at 5:08 P.M. on Wednesday, September 22, 2021, at Peak Property's office. The meeting notice was emailed and mailed out on August 11, 2021, and the meeting packet was emailed out on September 2, 2021. The meeting was represented by the following owners and a quorum was established for an official meeting.

Attending Owners

Unit # A1 Tim and Caitlyn Dalsimer
Unit # A2 Marty Graves
Unit # A3 Mike Simmons
Unit # A4 Lauren Clark & Lauren Huse
Unit # B1 Ellen Osterling
Unit # B2 Marita Walen & Patrick Kenney
Unit # C1 Karen Thorpe proxy to Susan Mol.
Unit # C2 Drew Holbrook
Unit # C4 Cliff and Jen Simms
Unit # C5/C6 Susan Mol

Peak Property Management and Sales

Thomas Hein-HOA Manager

Confirm Owner Contact Info

Due to Colorado privacy rules Peak Property is not allowed to share homeowners phone numbers and email addresses without their permission first. Please notify Tom or Peak Property if your contact info changes, mailing address, email, phone.

Approval of HOA Meeting Minutes from September 24, 2020.

Susan Mol made a motion to approve the September 24, 2020, HOA meeting minutes. The motion was seconded by Ellen Osterling, all were in favor, none opposed, and the motion was approved.

Manager's Report

Tom H. welcomed everyone to the Whetstone 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 A4, B3, C1.
- The financials are in great shape, and the HOA is having a good fiscal year.
- We will be discussing maintenance and exterior upgrades.

-The overall exterior condition of the building and common grounds is in good shape and holding up. Peak Property continues to do basic maintenance and repairs as needed.

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

1. Window replacement Reminder: All units with original windows must replace their windows before or during the building's siding replacement.
 - a. **2020 Meeting Results:** Tom H. reminded the owners that in 2018 the owners made a motion and approved requiring all units/owners to replace their windows before or during the exterior siding project. The siding project is scheduled for 2021.
2. Snowplow Fall reminder, notices, and email.
 - a. **2020 Meeting Results:** Winter parking and snowplow notices will be posted before the plowing begins. Pinnacle Construction is scheduled to plow again this winter.
3. Reminder to owns and tenants to keep personal stuff outside organized and only store permitted items outside.
 - a. **2020 Meeting Results:** Tom H. reminded everyone that is not permitted to store furniture, construction materials, personal items around the buildings or common grounds. The HOA is sensitive to this issue, and it is monitored closely.
4. Review HOA Dog list
 - a. **2020 Meeting Results:** Tom H. reviewed the HOA's current dog list: units with dog (s) and how many. Peak Property wanted to make sure the HOA was accurately collecting dog fees. Tom H. noted that the HOA charges a pet fee for each dog. The owners discussed and updated the list. The HOA income from the dog fee is few thousand dollars and goes towards feces clean up. Marita W. commented that \$80.00 for two dogs seemed like a lot. Scott B. mentioned that the dog fee came from previous issues with dogs, even neighbor dogs, and the fund was to pay for feces clean up. After a discussing, a vote was taken to lower the pet fee for a second dog. Emile G. made a motion to reduce the pet fee for a second dog to \$10 from \$40.00 as of Oct. 1, 2020, the motion was seconded by Scott B., all were in favor, no one against, and the motion was approved.
5. Declarations and By-law's updated.
 - a. By-Law updates-approve.
 - b. Declarations-better clarity regarding maintenance responsibilities between HOA and owners/units, revise insurance requirements: 'all in' and yearly insurance appraisal.
 - c. Insurance change and savings.
 - d. **2020 Meeting Results:** Tom H. noted that an editable version of the latest approved HOA By-laws were found, the noted updates completed, and posted on Peak's web site. Regarding updating the HOA Declarations (common elements clarity, insurance 'all in') the owners tabled it.
6. Review Reserve Study.
 - a. **2020 Meeting Results:** The owners review the reserve study, nothing was added.
7. General Maintenance
 - a. Chimney Springtime Level 1 cleaning and inspections; next cleaning late April/early May 2020.
 - b. **2020 Meeting Results:** The HOA did not have a lot of required maintenance needed this year, and the owners did not have anything specific to discuss.
8. Architectural committee meetings
 - a. Define new project timeline.
 - b. **2020 Meeting Results:** Due to Covid this year it delayed all meetings and discussion about residing the buildings. Tom H. asked the owners how they wanted to proceed based on the

current situations around Covid, and high construction and material cost. Every year it gets harder to find contractors and more expensive. The owners wanted to keep the design process moving forward by starting to hold architectural meetings, hiring an architect, and selecting materials, colors, and design layout. Coming up with an architectural design that the owners can approve and send out bid to get pricing. Tom H. will schedule kick off meeting with the Architectural committee (Drew, Cliff, Susan).

9. Open Forum

- a. **2020 Meeting Results:** Ellen O. mentioned noxious (fuzzy daisy, thistle) weeds had invaded around building B and would need to be mitigated next summer. Susan M. mentioned she replaced her unit's doors and asked if she had to paint them. Tom H. replied they should be painted to match the rest of the HOA's doors, uniformity is important.

New Business

1. Peak Property-Whetstone HOA Management Agreement Renewal
-**2021 Meeting Results:** The HOA agreement between Peak Property and Whetstone HOA will renew on Oct. 1, 2021, with a 15% increase.
2. Window replacement Reminder: All units with original windows must replace their windows before or during their building's siding replacement.
-**2021 Meeting Results:** The owners reviewed and discussed the window replacement requirement. The owners discussed the differences between the fixed glass windows and the operable windows. Susan Mol motioned to clarify the window replacement requirement/ruling and motioned original operable wood windows must be replaced and the fixed glass windows are optional. Mike Simmons seconded the motion, no one was against, and the motion was approved.
3. Reminder owners and tenants to keep personal stuff organized outside and only store permitted items outside (unattended). Winter is coming and time to put things away for snow.
-**2021 Meeting Results:** Tom H. reminded everyone that is not permitted to store furniture, construction materials, personal items around the buildings or common grounds. The HOA is sensitive to this issue, and it is monitored closely.
4. Review HOA Dog list
-**2021 Meeting Results:** The dog list was reviewed, and the owners decided to remove the pet fee and increase the dues. Ellen Osterling made a motion to eliminate the dog pet fee and raise the HOA dues \$15.00/per unit/per month, the motion was seconded by Mike Simmons, all were in favor of it, no one against, and the motion was approved.
5. Declaration's update.
 - a. Declarations-better clarity regarding maintenance responsibilities between HOA and owners/units, common elements clarity, revise insurance requirements: 'all in' and yearly insurance appraisal.
-**2021 Meeting Results:** Regarding updating the HOA Declarations (common elements clarity, insurance 'all in') the owners tabled it.
6. Review Reserve Study.
-**2021 Meeting Results:** The owners review the reserve study, nothing was added.
7. General Maintenance
 - a. Chimney Springtime Level 1 cleaning and inspections; next cleaning late April/early May 2022.
 - b. Noxious Weeds
 - c. **2021 Meeting Results:** The owners agreed to hire a noxious weed contractor to manage the noxious weeds around the property.

- d. Decks and entries-stain horizontal deck boards.
 - e. **2021 Meeting Results:** The HOA will need to get bids to have the all the entry, balcony, stair horizontal deck boards painted summer 2022.
 - f. Bldg C flat roof leak and C3 kitchen exhaust vent in soffit creating icing issues.
 - g. **2021 Meeting Results:** Peak Property's long term manager is working with owner to fix the problem by moving exhaust from roof soffit.
8. Exterior Upgrades
-**2021 Meeting Results:** The HOA sent out a survey to the owners to gather information if the owners supported or not the residing project, and general feedback. The overall survey respondents supported the project. The next steps are to vote on the project and decide whether to hire an architect or not to help with design layout, materials, and colors. The owners discussed that each owner would pay the same assessment amount for the siding project as how the roof was done (assessed). Susan Mol motioned to hire an architect (not to exceed \$10,000), Ellen Osterling seconded the motion, all were in favor, no one against and the motion was approved.
9. Open Forum

Financial Report

1. As of August 25, 2021, the association had \$16,710.33 in the checking account, \$39,283.00 in the Restricted Reserve account and \$316.00 in accounts receivables for a total asset amount of \$56,309.33.
2. The Association is projected to finish the 2020/21 fiscal year with a positive net income of \$9060.56.
3. Budget expenses mostly came in line to the budget this year, but for 2021-22 there are budget line increases.
4. There are no owner delinquencies.
5. The 2021-22 proposed budget has a forecasted surplus of \$2,368.55 which is less than the previous year due to budget increases.
6. Approve proposed 2021-2022 budget.
7. **2021 Meeting Results:** Ellen Osterling made a motion to approve the proposed 2022 budget, Susan Mol seconded the motion, all were in favor, no one was against, and the motion was approved.

Election of Board of Directors (Three-year terms)

2021 Meeting Results:

- President: Susan Mol 2021-2024
- Vice President: Patrick Kenney 2021-2023
- Treasurer/Secretary: Ellen Osterling 2021-2024
- Open Board Member: Lauren Huse 2021-2022

Establish Date for next meeting-Wednesday, September 14, 2022, @ 5:00PM

Adjournment

Susan Mol made a motion to adjourn the meeting, the motion was seconded by Ellen Osterling, all were in favor, no one against, and the meeting was adjourned at 7:42 P.M.