

Gold Basin Condominium Association

General Membership Meeting Minutes

June 29th, 2023

The board meeting was opened by Jacob Dewey of Crested Yeti Property Management at 6:30 pm MST. This meeting was held via ZOOM.

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

Kevin and September Sack (Proxy given to Thomas Hein)
Thomas Hein
Amber Tucci
Joe Bommarito
Evans Clements
Erin Carlson
Al Van Dyke
Mark Bennet
Dave Dixon (Given to Jacob Dewey)
Brianna Radford

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on May 15th, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

Approval of Meeting Minutes from 2022

- Tom Hein made a motion to approve the 2022 Meeting Minutes
- Joe Bommarito seconded the motion.

Unanimously approved.

Managers' Report

- Lawn care will be starting here in the next week. The sprinkler system will also be getting turned on.
- Please send a unit key to Crested Yeti. Their mailing address is 2 Elcho Ave, Crested Butte CO 81224.
- A fair number of decks have been repaired throughout the Association. Temporary fixes will happen throughout the summer to decks that provide a potential safety hazard.
- The sewer lines were jetted in April of 2023

- Owners, please remind your tenants that they cannot store personal items, bikes, or furniture in the front area. Everything should be stored on the back decks or in your designated car port.
- Crested Yeti is scheduling a roof inspection where they will do a screw and glue and give the management an overall condition report of the roof.
- Crested Yeti is working on updating the Reserve Study and will be working closely with the board to finalize it.
- The board of directors will be adopting the new CCIOA documents once we receive them from the association's lawyer.

Financial Report

- The association is in good financial standing.
- Operating Account: \$15,500
- Reserve Account: \$76,900
- Please remember that your dues are due at the beginning of each month. The new CCIOA documents will have a new late fee policy of 25 dollars per month if dues are not submitted by the 10th.
- The board approved a new budget with an increase of 5 dollars per month per unit. This is to help cover the payment of new trash service, an upspring in building maintenance, insurance increase.

Old Business

- Crested Yeti brought 4 competitive bids to the association for the siding project. Due to disagreements on how to collect the money, pressure to sign a binding contract, and multiple votes from owners to not move forward, board elected that it would be best to wait till these things were worked out and we were not being pressured into a contract. It would be best to have a siding committee that meets on a regular basis to get all the details of the project worked out.
- Dog discussion- Owners are allowed to have a dog but tenants are not allowed to.

New Business

- It is evident that the decks have been neglected. The board has made a motion to spend some money to repair the ones that cause a potential safety hazard. As stated above Crested Yeti is working on updating the reserve study and decks will be a part of it.
- Tash! Owners, please take time to ask your renters to clean up the trash that is around their decks. Crested Yeti came out and picked up a bunch of dog poop and trash at the beginning of May. The city has started billing the association for trash service instead of homeowners. This is why there is a new line item under "UTILITIES." The city comes and picks up both dumpsters 2x a week.
- Open Forum:

Election of Board Members

Katie Scott has elected to not run again for President, this leaves two open board positions. Please speak up if you would like to be on the board of directors.

Amber Tucci said she would like to be on board again.

Joe Bommorito made a motion to re elect Amber Tucci to the Board of Directors.

Michael Brackett seconded the motion

Unanimously approved.

Joe Bommorito made a motion to elect Michael Brackett and Sam Smyth as board members

Evans Clements Seconds the motion

Unanimously approved.

Amber Tucci- President

Sam Smyth- Board Member

Michael Brackett- Board Member

Adjournment of Meeting

- Susan made a motion to adjourn the meeting.
- Second by Ellen

Unanimously Approved

Meeting closed at 7:21 PM MST