

Hitching Post Condominium Association
2019 Annual HOA Meeting
Thursday, October 24, 2019
10:00 A.M. @ Peak Property Management & Sale, 318 Elk Avenue

Agenda

Call to Order-

Proof of Notice- Mailed and emailed September 12, 2019. The meeting packet was emailed out on.....

Roll Call

HOA Owners

Unit # 1 Scott Truex

Unit # 2 Lucille Beckman

Unit # 3 Glenda Harper

Unit # 4 Barb Peters

Unit # 5 Jakob Hassig

Unit # 6 Adaptive Sports Center-Chris Hensley

Peak Property Management and Sales

Tom Hein-Association Manager

Brenda Alagna-Accountant

Confirm Current Owners Contact List

Due to Colorado privacy rules Peak Property is not allowed to share homeowners phone numbers and email addresses. If your contact information changes (mailing address, email, phone numbers) please notify Tom or Brenda at Peak Property.

Approval of HOA Meeting Minutes from October 25, 2018

Managers Report

-Welcome everyone to the 2019 Hitching Post Homeowners Association's annual meeting.

-It was another quiet year at Hitching Post since the last annual meeting. Crested Butte had a great snow year followed by a very cool and wet spring.

-The overall exterior condition of the building and common grounds is in good shape and holding up well. Peak Property continues to do basic maintenance and repairs as needed. There were no major repairs required, and there were no tenant issues. During the past year sections of the fascia and soffit were repaired and painted on the east and north sides, owners painted and stained their decks, osb snow walls were painted, front 4x4 posted re-painted.

Old Business (Review of the 2018 Agenda's New Business)

1. Discuss north side exterior remodel design/project.
 - a. Timing, Cost, Design.

-2018 Meeting Results: The owners decided and agreed to hold off on discussing the front side exterior remodel (design and cost) until next year's annual meeting. Barb Peters suggested continuing paint maintenance for a few more years until the remodel project.

2. Maintenance/Repairs

-Review Reserve Study.

-Fall 2018

-Main sewer cleaning-completed.

-Roof screw and glue-completed.

-Wood stove cleanings-completed.

-2018 Meeting Results: The owners reviewed the HOA's reserve study and discussed the roof is due for replacement in approx. 2022.

-Spring 2019

-Stain south side decks (rear) and unit 6 decks.

-Paint north (front) side upper deck guard rails and pickets.

-2018 Meeting Results: The owners agreed that each unit owner is responsible for staining their rear deck (south) and front upper deck guardrail and pickets by June 30, 2019. If not completed by June 30, 2019 the HOA will have it completed and the work charge to the unit owner. Paint and stain will be provided to the owners in the spring 2019.

3. Open Forum

-2018 Meeting Results: Barb Peters asked about an extra dump service when the leaves are raked in the fall. The owners preferred placing bags in dumpster over time to avoid the cost of extra dump. Glenda Harper and Barb Peters mentioned they have seen Adaptive Sport center employees dumping garbage bags from other properties in the Hitching Post dumpster. Chris Hensley said he would look into it and have it stopped. Scott Truex asked if the dumpster could be switched out with one with plastic lids instead of metal. The metal lids are getting difficult for older/injured users to open. The dumpster was switched out November 9, 2018.

New Business

1. Discuss north side exterior remodel design/project.

b. Timing, Cost, Design.

2. Maintenance/Repairs

-Review Reserve Study.

-Review roof replacement break out percentages.

-Fall 2019

-Main sewer cleaning-completed.

-Roof screw and glue-completed.

-Wood stove cleanings scheduled for Oct 21 or 22.

3. Dog Feces-Winter

4. Open Forum

Financial Reports

-As of September 24, 2019, the association had \$72.41 in the checking/operating account, \$11,274.01 in the Restricted Reserve account and \$2,749.51 in accounts receivables for a total asset amount of \$14,095.93.

-The Association has one unit severely delinquent and lien was placed on the unit.

-The Association's 2019 budget thru September 23, 2019 has a negative net income of \$6,634.47 and is projected to finish the year negative \$6,115.86.

- This past fiscal year the HOA had one unbudgeted expense (roof repair), higher snow removal, material cost, and maintenance cost which contributed to the negative budget for the year.
- Some budget line item costs have risen, and the 2020 proposed budget reflects those increased cost.
- The proposed 2020 budget has a dues increases to cover the increased cost and will provide a small positive net income.
- Approve the proposed 2020 budget.

Election of Board of Directors

- President: Chris Hensley 2018-2019
- Treasurer: Scott Truex 2018-2019
- Secretary: Glenda Harper 2018-2019

Establish Date for Next Meeting-Tuesday, Oct. 20, 2020.

Adjournment