

Hitching Post Condominium Association
2020 Annual HOA Meeting Minutes from
Tuesday, October 27, 2020
10:00 A.M. Via Zoom Video
241 Gillespy Ave, Crested Butte South, CO. 81224

MEETING MINUTES

Call to Order/Proof of Notice/Roll Call

The Hitching Post Condominium Association's annual meeting was called to order at 10:05 A.M. on Tuesday, October 27, 2020 at Peak Property's office via zoom video. The meeting notice was emailed and mailed out on September 16, 2020, and the meeting packet was emailed out on October 1, 2020. The meeting was represented by the following owners and a quorum was established for an official meeting.

Attending Owners

Unit # 1 Scott Truex

Unit # 2 Lucille Beckman proxy to Scott Truex

Unit # 3 Glenda Harper proxy to Scott Truex

Unit # 4 Barb Peters

Unit # 5 Tanna 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 24, 2019

Chris Hensley made a motion to approve the October 24, 2019 meeting minutes. The motion was seconded by Barb Peters, all were in favor, none opposed, and the motion was approved.

Managers Report

Tom H. welcomed everyone to Hitching Post's 2020 annual HOA meeting and thanked everyone for taking the time to attend. The manager's report was presented and included the following:

-Discuss the roof and replacing it, staining the decks, and remodeling the north side of the building.

-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 was one major repair required; replacing the curb stop, water service line, water meter, and plumbing modifications in the crawlspace. The total cost of this project was \$9,995.46.

Old Business (Review of the 2019 Agenda's New Business)

1. Discuss north side exterior remodel design/project.
 - a. Timing, Cost, Design.
 - b. **2019 Meeting Results:** The owners discussed the north side remodel project and agreed they would like to complete the work in 2022/2023 probably in conjunction with the roof replacement. No official design or design work has been done. The owners agreed to bring to next year's meeting ideas and sketch plans to review and compile to have architectural drawings done. Chris Hensley suggested a time horizon for repairs and appropriating enough reserves to help pay for them. Most owners expressed they will have to pay for the north side and roof projects with an assessment and didn't want to raise the reserves contribution at this time. The owners agreed they were committed and wanted to keep these projects moving forward.
2. Maintenance/Repairs
 - a. Review Reserve Study.
 - i. **2019 Meeting Results:** The owners reviewed the reserve study and discussed the exterior siding is scheduled to be painted again the same time as the north side and roof projects. Chris Hensley asked again based on the reserve study and future work did the owners want to increase the restricted reserve monthly allocation? Scott Truex mentioned the dues are proposed to increase this year which might make it hard to increase the RR allocation for some.
 - b. Review roof replacement break out percentage
 - i. **2019 Meeting Results:** The square feet of the total roof area is 6,205. Total square feet of unit #6 roof area is 2205 which is 35.5% of the total roof. Units 1-5 total square feet of the roof area is 4000 or 64.5% (12.9% each). Estimated roof replacement cost is \$60K and does not include osb sheeting replacement from water damage. Tom H. to investigate sheeting replacement cost.
 - c. Fall 2019
 - i. Main sewer cleaning-**completed.**
 - ii. Roof screw and glue-**completed.**
 - iii. Wood stove cleanings scheduled for Oct 21 or 22.-**completed.**
3. Dog Feces-Winter
 - a. **2019 Meeting Results:** Dog feces tends to be a problem during the winter and in the spring results in a lot of extra time cleaning it up. The owners with dogs said they clean up after their dogs and the problem is the neighbor dogs coming over.
4. Open Forum
 - a. **2019 Meeting Results:** Glenda asked Peak to switch the summer's mowing schedule from once a week to every other week to prevent it from burning out from the sun and heat. Barb Peters mentioned the north hose bib (between units 5/6) was not working properly, Tom H. will schedule to have it fixed in the spring. The owners mentioned unit #1 tenants were turning off the sprinkler during the summer, storing work supplies and using too much room in the garage storage area. Peak will talk with tenants about the issues. The owners plan to meet in the spring to clean out the garage storage, Peak can provide a trailer for clean out and haul it to the dump.

New Business

1. Discuss Roof Replacement
 - a. **2020 Meeting Results:** Upon investigating the underside of the roof plywood this summer the bottom course along the north and south sides of units 1-5 does need to be replaced due to water damage and warping. Units 5 and 4 reported leaks last winter. Two bids to replace the roof were presented; Axtell Mountain and Pinnacle Roofing. The owners reviewed the proposals, and before making a decision, had a few follow up questions for the contractors. The owners agreed they wanted to see the project completed next spring/summer 2021 and wanted to make a decision in December 2020. Chris Hensley mentioned the HOA should have a contingency for additional cost to replace more plywood. Chris Hensley asked the owners if they could obtain the finances to complete the project next year, no one answered they could not. An assessment will be done to pay for the new roof. The owners will make their decision and approval via email after they have received answers to their questions and one more contractor bid. Barb Peters asked what was the HOA's plan for roof snow shoveling this winter? The owners agreed the roof snow and ice should be removed more frequently this winter to avoid leaks and interior damage. Tom Hein asked the owners if they thought the roof pitch was causing problems resulting in water damage from ice buildup along the roof edge. Tom H. mentioned the HOA might look into a Byline system which is electrical heat tape along the roof edge covered up with flat metal and tied into a new roof system.
2. Discuss north side exterior remodel design/project.
 - a. Timing, Cost, Design.
 - b. **2020 Meeting Results:** The owners agreed to put this on hold and discuss it a next years annual meeting.
3. Maintenance/Repairs
 - Review Reserve Study.
 - stain unit 1-5 decks.
 - a. **2020 Meeting Results:** The owners agreed it was important to maintain the decks and approved the HOA purchasing stain material and providing it to the owners. The owners will be responsible for staining their own decks by July 15, 2021 or Peak Property will stain them and the owner will be charged.
 - Fall 2020
 - Main sewer cleaning-completed.
 - Roof screw and glue-held off.
 - Wood stove cleanings-completed. Gas units will be inspected and serviced every other year (2021, 2023, 2025, etc.).
4. Open Forum

Financial Reports

Tom Hein reported as of October 12, 2020, the association had \$2,622.17 in the checking/operating account, \$6,744.57 in the Restricted Reserve account and \$1,486.00 in accounts receivables for a total asset amount of \$10,852.74. The Association has no delinquencies.

-The Association's 2020 budget thru October 8, 2020 has a negative net income of \$1,106.28 but is projected to finish the year positive \$895.48. This past fiscal year the HOA's largest expense was the water line and water meter replacement which was paid for from the reserves. The total cost of the water meter project was \$9,995.46. Some budget line item costs have risen, and the 2021 proposed budget reflects those increased cost (maintenance, roof snow removal). The proposed 2021 budget has no dues increases and has a positive net income of \$1,742.00 forecasted. Approve the proposed 2021 budget.

2020 Meeting Results: Chris Hensley made a motion to approve the 2020-2021 proposed budget, Scott Truex and Barb Peters seconded the motion, all were in favor, no one was against, and the motion was approved.

Election of Board of Directors

Scott Truex motioned to renominate the existing board for another one-year term, Barb Peters seconded the motion, all were in favor, no one was against, and the motion was approved.

-President: Chris Hensley 2021-2022

-Treasurer: Scott Truex 2021-2022

-Secretary: Glenda Harper 2021-2022

Establish Date for Next Meeting-Tuesday, Oct. 26, 2021.

Adjournment

Chris Hensley made a motion to adjourn the meeting, Barb Peters and Scott Truex seconded the motion, all were in favor, and the motion was approved. The meeting was adjourned at 11:31 A.M. on October 27, 2020.