

**Hitching Post Condominium Association
2023 Annual HOA Meeting Minutes
Wednesday, November 15, 2023, 10:00 a.m. MT
Location: 3 Seasons (Zoom option available)**

Call to Order

The meeting was called to order at 10:00 am MT.

Proof of Notice

Proof of notice was mailed and emailed to all owners on November 2, 2023.

Roll Call/Establish Quorum

Customer	Ownership %	In attendance	Proxy
01 - Scott Truex	14.28%	Y	
02 - Lou Beckman	14.28%		Y
03 - Glenda Harper	14.28%	y	
04 - Barb Peters	14.28%	y	
05- Tanna Hassig	14.28%	Y	
06 - Adaptive Sports Center of CB	28.56%	y	

to Lisa D'Arrigo (unit 1)

A quorum was established with 100% of owners in attendance or represented by proxy.

Also in attendance, Sierra Bearth and Matthew Hart, Crested Butte Lodging & Property Management staff (CBL).

Reading/Approval of Past Meeting Minutes

November 30, 2022

B Baker made the following-

- Motion: Waive the formal reading of the minutes and approve as drafted
- 2nd: G Harper
- Discussion: L D'Arrigo requested that the spelling be corrected of her name in the minutes. CBL agreed to correct all misspellings.
- Vote: Unanimous approval

Manager's Report

S Bearth presented the following –

- Snow Removal-Jim with Axtell Mountain Construction agreed to perform roof shoveling again this year, as needed. He can also assist with snow removal on the decks. Lacy has been contracted to plow the parking spaces again this coming year.
- Snow Removal Costs-We monitored the snow bank on the corner and asked Lacy to remove half the bank. This cost came in at \$1,550, which was much better than the \$5,500 from the year prior when they removed the entire bank per 'usual protocol'.

- Snow Barriers – More plywood had to be purchased for the snow barriers, but the first layer is installed and ready for the coming winter.
- Fireplaces-High Mtn Hearth performed the recommended annual service on all the fireplaces in April. Please let us know if you did not receive a copy of your inspection report and we'll resend it. Repairs to the firebox are owner responsibility.
- New Legislation-Your Governance Policies still need updating to be in compliance with new legislation. Michael O'Loughlin is rewriting policies for many of our other HOAs, for a fixed rate of \$1,800. Your Declaration, Bylaws and Rules/Regulations are also original and likely conflicting with laws passed since those were drafted between 1976 and 1983. Altitude Law has offered to update only the 3 affected policies without a thorough review of documents for \$600.
- Capital-Mick Holgate & crew finished painting the west side after the delay.
- Sewer Jet Out – Al's Backhoe will be completing the annual sewer jetting the week of this annual meeting. Our tech has insured the clean out is clear of snow and marked.
- Management: Management of the association will be switching by the end of January.

L. D'Arrigo made the following-

Motion:	Authorize CBL to hire Altitude Law on behalf of the association to draft the new governance policies following the legislative changes
2 nd :	B. Banker
Discussion:	None
Vote:	The motion passed unanimously.

Financial Report

-Year Ending 12/31/22

Quick recap: Accounts receivable is excellent. No late payments and early payments have been helping the budget. HP ended the year \$1,102 over budget due to plowing this past heavy-snow year. Much better than many other associations in the valley last winter. The loan from capital to operating was made permanent through a BOD meeting motion.

-Current Year-to-Date

Maintenance fees are under budget, but that will even out once the bill for the snow barriers installed comes in. Snow removal budget was increased following last year's 300" of snowfall. The membership discussed a special assessment to cover any overages vs. a raise in dues. The HOA concluded that they're going to ride out this winter on the approved budget as presented and covered in the meeting.

New Business

-Operating Budget

Snow removal budget was increased 2x to allow for more removals throughout the season. Insurance costs were increased due to premiums going up everywhere. The HOA requested shopping around for a better rate for the HOA's coverage.

Capital Budget

S Bearth presented the capital budget which did not contain any work this year. The membership discussed needing a solution for the front deck and enterways and agreed to research possible solutions and find the right professional to engage to begin the design of the project.

Unscheduled Business

Election of Board of Directors – One-Year Term

B. Banker made the following-

Motion:	Maintain the current slate of directors for another calendar year in their current positions.
2 nd :	B. Peters
Discussion:	None
Vote:	The motion passed unanimously.

Establish the Date of the Next Annual Meeting

B. Banker made the following-

Motion:	Hold the next annual meeting on Thursday, Nov. 13 th , 2024.
2 nd :	G. Harper
Discussion:	None
Vote:	The motion passed unanimously.

Adjournment:

The meeting was adjourned at 11:18am MT.

DRAFT