

Hitching Post Condominium Association

General Membership Meeting Minutes

November 7th, 2024

The General Membership Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 5:34 pm MT. This meeting was held virtually via ZOOM.

Bill Gavenas asked for a roll call of membership present:

See **Appendix 1** for attendance. 6 of the 6 members were present/represented at the meeting. Quorum was established.

Proof of Notice for Meeting

- Bill Gavenas stated that the notice and agenda for the meeting was sent out on October 25th, 2024, via email, calendar invite and physical post. The meeting was properly noticed.

Manager's Report

BG reviewed the projects/repairs done during the year to date. (Repairs to roof, trees, plywood, cleanup etc.) Updates on the state of insurance that is on the rise nationally.

New Business

Presentation & Member vote on the 2025 budget

- Bill Gavenas from Crested Yeti presented the budget approved by the BoD on November 7th, 2024.
- Items to note are insurance in general in the US. Last year's snow expenses were discussed and explained. Dues for the 2025 fiscal year will be **\$520.00/mo./unit.**, starting 1 January 2025. (Town of CB senior discount will be applied to Units 2 & 3)

MOTION 1: Ben Banker made the motion to accept the budget as presented for the 2025 fiscal year. Seconded by Barb Peters. No objections.

See Appendix 1 for quorum and actual votes on this motion. The motion was approved: 6 for, 0 against.

Board Elections

- There are 3 board positions as per the bylaws.
- All 3 current board members agreed to stay and retain their positions.

Other Items (AoB)

- Fireplace pipe to be replaced in May in Unit 5.
- An effort to replace the decks on the north side is requested. Ben Banker had some earlier plans that could be used to further the project. These include changes to the overhangs and deck sizes. The Town of CB may need to be involved to approve the plans.

- Add painting to the storage unit building in next year's plans. May be necessary to repair/replace siding as it is worn. Consider adding metal skirting/flushing to the bottom portions.

Adjournment of Meeting

- Ben Banker made a motion to adjourn the meeting.
- Seconded by Lisa D'Arrigo

Unanimously approved

Meeting closed at 6:08 PM MT