

Whetstone Townhouse Association

General Membership Meeting Minutes

September 23rd, 2024

The General Membership Meeting was opened by Bill Gavenas of Crested Yeti Property Management at 6:05 pm MT. This meeting was held physically at Anthracite, 319 Elk Avenue, Crested Butte, CO 81224 and via ZOOM.

Bill Gavenas asked for a roll call of membership present:

See **Appendix 1** for attendance. 13 of 14 members/units 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 August 10th, 2024, via email, calendar invite and physical post. An information email with the proposed budget was also shared prior to the meeting. The meeting was properly noticed.

Approval of 2023 Meeting minutes

- Susan Mol made a motion to approve the 2023 meeting minutes. These are already published on the CY website. Tim Grey seconded the motion. Unanimously approved.

Manager's Report

- BG/Crested Yeti gave a recap of the projects and activities during the last fiscal year:
 - The pump house/water has been a bit troublesome this past year. A new electrical connection to the main was repaired in November.
 - The heat in the pump house went out in February with frozen pipes. Emergency repairs were needed, and the heat and back-up heaters (temperature controlled) were installed to prevent this in future.
 - Locks and self-closing mechanisms were installed on the pump house door.
 - The electrical lines from the pump itself to the controllers in the pump house had to be replaced after years of ground swelling. This work is ongoing.
 - Shut off valve for House C had to be replaced as it was frozen
 - Testing of siding in areas where leaks have been detected along with other problem areas.
 - New lights were installed outside all entrance doors

New Business

Representation at Annual General Meeting – NEW

- A question about who can represent a unit in the HOA came up at the beginning of the meeting. The board along with those present in the meeting agreed that if a unit has more than 1 resident and those residents are in a known partnership (marriage, familial,

or otherwise) but may not be on the deed for the unit, any of the unit's residents can represent that unit and vote on items before the HOA.

Board Presentation & Member vote on the 2024/2025 budget

- Bill Gavenas from Crested Yeti presented the budget approved by the BoD on September 16th, 2024.
- Items to note are insurance and increased estimated expenses for snow removal. Dues for the October 1, 2024 – September 30, 2025, fiscal year, will be **\$485.00/mo./unit**. The board voted to change the insurance deductible to keep the insurance premium close to the previous year level.

MOTION 1: Tim Grey made the motion to accept the budget as presented for the 2024/2025 fiscal year. Seconded by Julie Wade.

See Appendix 1 for quorum and actual votes on this motion. The motion was approved: 13 for, 0 against.

Board Elections

- There are 2 open board positions. Ellen Osterling and Susan Mol have come to the end of their 3-year terms. Both Ellen and Susan stand for re-election.
- No other participants expressed any interest in joining the board.

MOTION 2: Tim Grey made the motion to re-elect Ellen and Susan to the board for 3-year terms. Seconded by Julie Wade.

Unanimously approved by all.

Other Items (AoB)

- The board has voted that all homeowners should have a copy of the unit keys to Crested Yeti and as a Knox Box is to be installed on the property to have them here for Emergency Services. This may also decrease the HOA insurance premiums.
 - **Action:** All homeowners to share a unit key/entry code with Crested Yeti by 1 December 2024. Failure to share will result in a \$50/mo fine being assessed to your unit's account.
- Julie Wade began a discussion regarding the style/color etc. to be used for external doors/windows and if there were standards, approval process etc. Bill Gavenas (CY) to reach out to PEAK to try and locate any previous specifications used in prior years.
- Susan Mol began a discussion regarding Short Term Rentals (STRs). Should the HOA allow STRs, regulate them, oversee or add to rules/regulations of the HOA to account for typical STR problems, add a fee from the HOA to account for known 'wear and tear'/disruptions etc.? Discussion was open to the floor and many opinions and input was discussed. No conclusions or motions were put forward, but it was concluded that the topic needed more review and input.
 - **Action:** All homeowners should send their ideas, input, opinions on the matter to Tim Grey (board member leading this STR issue) by 15 October for consideration. Tim will send out a questionnaire/reminder to all homeowners. The goal is that the HOA Rules and Regulations will be updated to account for STR management based upon homeowner input and board oversight. Tim will send out the results / recommendations to all homeowners by 1 November and a special General Membership meeting will be convened on 4 November 2024 at 6pm to review the findings and recommendations.

Adjournment of Meeting

- Tim Grey made a motion to adjourn the meeting.
- Seconded by Susan Mol

Unanimously approved

Meeting closed at 7:30 PM MT