

Whetstone Townhouse Association

Board of Director Meeting Minutes

October 9th, 2023

The Board Meeting was opened by Jacob Dewey of Crested Yeti Property Management at 3:30 pm MT. This meeting was held at 214 Buckley Dr. Unit 4 Crested Butte CO 81224.

Jacob Dewey asked for a roll call of membership present:

Susan Mol

Tim Grey

Marita Whalen

Ellen Osterling

Ashley Huse

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on October 5th, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

Financial Report

- The association is in good financial standing.
- Operating Account: \$34,000
- Reserve Account: \$38,000
- Looking back at the Whetstone Siding project the association budgeted 477,365.84 dollars. They spent a total of 481,741.70. The total overage being 4,456 dollars. The overage came from paying B2 Building Science and Crested Yeti's time.
- One member did not pay their full dues for the project. They have entered a payment plan and have been making payments. If she misses a payment plan, the board will need to meet in executive session and decide if you want to hand the account over to legal counsel.

2023-2024 Budget Approval

- Crested Yeti presented an updated budget for the 2023-2024 year. Dues went up to 447.00 per month.
- Main Drivers for the increase included:
 - Utilities / non controllables
 - Increase in management fee to 650/month.
 - Increase in roof snow removal but a decrease in plowing cost

- Susan approves of the budget.
- Tim seconds.

Unanimously Approved

Managers' Report

- The siding project wrapped up the second week of September. They came and picked up all the materials minus the window. They are installing the window on 10/15 from what I have heard and will take the bad window off the property when they are there.
- Bellwether hired painters to come and paint all the soffit and window trim around the building to make it harmonious. If you have any windows that are stuck closed, please let management know.
- Talked with Bellwether, they are not going to fix any of the interior items as they are pre-existing conditions.
- We are contracted with Alpine Gardner work on snow removal for 2023-2024.
- We have contracted with Drake Austin GC to shovel the roofs for the winter. I told him that I will let him know when they need to get done. This way we have control over how often / the amount of money we have spent.
- 170 hallways got redone with new flooring in early October. Ben and Cliff paid for this themselves and were not charged to the HOA. I will need to go and cut the bottoms of the storage doors.
- Water filters are changed quarterly.
- Crested Yeti is updating the reserve study now that the siding project is done. Crested Yeti hopes to have it ready to go by the 1st of the year.
- Alpine Gardner sprayed for weeds multiple times this past summer. We should contract to have them come out again in the spring and re-spray.
- The 170 railings look awkward and were not put back together properly. Crested Yeti will get them secure before winter comes.
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New Business

- Chris Garren electrical unit
- Snow Parking / Parking Map
 - Crested Yeti will reach out to Maxwell at Alpine Gardner Snow Parking
 - Parking Plan Map
 - Recreation Vehicle NOV 1
- Dog Policy Amendment
 - 2 dogs per unit
 - Tim motions
 - Ellen Seconds
 - Approved

- STR
 - Look into Riverbend HOA?
 - Dog Policy for STR?
 - # of day Policy?
 - The board will discuss further and get back together to put together.
- Lights
 - Front door light needs to be changed and uniform.
 - Upstairs lights are the owner's responsibility.

Adjournment of Meeting

- Susan made a motion to adjourn the meeting.
- Second by Marita

Unanimously Approved

Meeting closed at 5:44 PM MST