

Notice for Board Meeting

October 9th, 2023

3:30 PM MT

Whetstone Townhouse Homeowners Association will be having a **Board Meeting** on October 9th, 2023. This meeting will be held via ZOOM and will be held at 244 Buckley Dr Unit 4 Crested Butte CO 81224

If any members of have any questions, please contact Jacob Dewey at Jacob@crestedyeti.com or call 719-551-9222 prior to the meeting.

Notice, October 2nd, 2023

Jacob Dewey- Property Manager

Whetstone Townhouse Homeowners Association

Crested Yeti is inviting you to a scheduled Zoom meeting.

Topic: Whetstone BOD Meeting

Time: Oct 9, 2023 03:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87067440583?pwd=8R6sRFua0qgifVc8zPwQIK9hBb4S4u.1>

Meeting ID: 870 6744 0583

Passcode: 749569

One tap mobile

+17193594580,,87067440583#,,,,*749569# US

+13462487799,,87067440583#,,,,*749569# US (Houston)

Dial by your location

- +1 719 359 4580 US
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US

Meeting ID: 870 6744 0583

Passcode: 749569 Find your local number: <https://us06web.zoom.us/j/kdzBhY9Gk1>

Crested Yeti Property Management
Association Manager
719-551-9222
e-mail: jacob@crestedyeti.com

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



Whetstone Townhouse Homeowners Association

Meeting Agenda

October 9th, 2023

3:30 PM MT

- 3:30 pm Property Manager calls meeting to order.
- 3:35 pm Property Manager Report
 - Financial Report Included
- 3:50 pm Budget Approval for 2023 – 2024
- 4:20 pm New Business
 - Discussion on Siding Project
- 4:40 pm Adjournment of Meeting

Crested Yeti Property Management
Association Manager
719-551-9222
e-mail: jacob@crestedyeti.com

Mailing Address:
PO Box 1202
Crested Butte, CO 81224



CRESTED BUTTE COLORADO

Whetstone Townhouse Association Actuals 2022 -2023	
Operating Income & Expense	
Income	
DUES AND ASSESSMENTS	
Dues Income	\$51,500.00
Special Assesment Income	\$444,500.00
Total DUES AND ASSESSMENTS	\$496,000.00
Other Income	
Interest Income	\$48.69
Miscellaneous	\$125.00
Total Other Income	\$173.69
Total Operating Income	\$496,173.69
Expense	
ADIMN/OFFICE	
General Admin: Filing Fees, Postage, Copies	\$224.49
Riverbend Sub. HOA Dues	\$1,680.00
Accounting	\$500.00
Management Fees	\$6,912.00
Water Augmentation/Well	\$2,012.64
Legal Expense	\$2,823.98
Bank Service Charges	\$15.00
Insurance Expense	\$14,023.00
Total ADIMN/OFFICE	\$28,191.11
BUILDING MAINTENANCE & REPAIRS	
Building Maintenance and Repairs - Crested Yeti	\$876.71
Building Maintenance & Repairs - Contract	\$1,081.65
Material & Supplies	\$388.71
Chimney Maintenance	\$1,567.45
Total BUILDING MAINTENANCE & REPAIRS	\$3,914.52
GROUNDS MAINTENANCE & REPAIRS	
Grounds Maintenance & Repairs - Contract	\$409.16
Materials & Supplies	\$155.49
Total GROUNDS MAINTENANCE & REPAIRS	\$564.65
SNOW REMOVAL	
Snow Removal - Plow	\$5,466.52
Snow Removal - Roof	\$1,811.25
Total SNOW REMOVAL	\$7,277.77
UTILITIES	
Electricity	\$1,010.42
Trash/Recycle	\$5,164.46
Water/Sewer	\$7,362.40
Total UTILITIES	\$13,537.28
Total Operating Expense	\$53,485.33
NOI - Net Operating Income	\$442,688.36
Total Income	\$496,173.69
Total Expense	\$53,485.33
Net Income	\$442,688.36

Whetstone Townhouse Association Proposed Budget 2023-2024	
Operating Income & Expense	
Income	
DUES AND ASSESSMENTS	
Dues Income	\$59,000.00
Reserve Contribution	\$15,000.00
Total DUES AND ASSESSMENTS	
Other Income	
Interest Income	\$-
Miscellaneous	\$-
Total Other Income	\$-
Total Operating Income	\$74,000.00
Expense	
ADIMN/OFFICE	
General Admin: Filing Fees, Postage, Copies	\$225.00
Riverbend Sub. HOA Dues	\$1,680.00
Accounting	\$500.00
Management Fees	\$7,800.00
Water Augmentation/Well	\$2,000.00
Legal Expense	\$1,500.00
Bank Service Charges	\$-
Insurance Expense	\$16,126.45
Total ADIMN/OFFICE	\$29,831.45
BUILDING MAINTENANCE & REPAIRS	
Building Maintenance and Repairs - Crested Yeti	\$1,000.00
Building Maintenance & Repairs - Contract	\$2,000.00
Material & Supplies	\$500.00
Chimney Maintenance	\$1,500.00
Total BUILDING MAINTENANCE & REPAIRS	\$5,000.00
GROUNDS MAINTENANCE & REPAIRS	
Grounds Maintenance & Repairs - Contract	\$2,000.00
Materials & Supplies	\$-
Total GROUNDS MAINTENANCE & REPAIRS	\$2,000.00
SNOW REMOVAL	
Snow Removal - Plow	\$5,000.00
Snow Removal - Roof	\$2,500.00
Total SNOW REMOVAL	\$7,500.00
UTILITIES	
Electricity	\$1,050.84
Trash/Recycle	\$5,474.33
Water/Sewer	\$7,804.14
Total UTILITIES	\$14,329.31
Reserve Contribution	\$15,000.00
Total Operating Expense	\$73,660.76
NOI - Net Operating Income	\$339.24

Dues Chart				
	Old	New		
Dues	\$320.00	\$351.19		
Reserve	\$105.00	\$89.29	\$ increase	% Increase
Total	\$425.00	\$440.48	\$15.48	3.64%