

Whetstone Townhouse Association

General Membership Meeting Minutes

October 24th, 2023

The General Membership Meeting was opened by Jacob Dewey of Crested Yeti Property Management at 5:36 pm MT. This meeting was held at 244 Buckley Dr. Unit 4 Crested Butte CO 81224.

Jacob Dewey asked for a roll call of membership present:

Susan Mol

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Tim Grey

Patrick Kenney

Ellen Osterling

Ashley Huse

Drew Holman (proxy to Susan Mol)

Chris Garren (proxy to Susan Mol)

Julie Wade

Marita Wailen (Proxy to Tim Grey)

Proof of Notice for Meeting

- Jacob Dewey stated that the notice and agenda for the meeting was sent out on October 14th, 2023. The meeting was properly noticed. The notice was also posted on Crested Yeti website the same day for the public to view.

Approval of 2022 Meeting Minutes

Julie made a motion to approve the 2022 meeting minutes.

Ellen seconded the motion.

Unanimously approved.

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.
- Looking at the original budget the association had a shortfall of (1,985) dollars, when the plan called for a net income of \$60.50. The short fall stemmed mainly from an overage in legal fees, utilities and building inspectors.
- Dues increase to 450/month starting NOV. 1, 2023.

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.
- 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.

New Business

- Light Fixtures
 - The board has decided to purchase and install new light fixtures at each resident's front door. The primary objective is to create a unified aesthetic within the community while also being considerate of neighbors. These fixtures come equipped with motion detectors, and the sensitivity of these detectors can be adjusted. They are designed to direct light downwards and are in compliance with the lighting regulations of Gunnison County. Currently, the board and management are in discussions with various electricians to estimate the installation costs. The plan is to have these fixtures installed during the spring season. Meanwhile, we kindly request residents to be mindful of their existing lighting and its potential impact on their neighbors.
 - Add numbering for all doors.
- Deck Update and Discussion
 - The board agrees the decks need work! We will have a structural engineer look over all the decks in the spring and submit a report on his findings. The board realizes that they just asked a lot of the members financially and will look at different mechanisms financially for members so there is not another massive assessment coming down the pipeline in 2024.
- Trash and Recycling
 - The management company reached out to WM and inquired why an “Organic Waste” bin was required but there is none on our property. Ideally the association will get rid of the Organic Waste bin and all the 90-gallon recycling bins. They will be replaced with one 3-yard recycling dumpster.
 - This will eliminate the headache of owners and management sorting recycling.
 - Please do not put stuff outside of the bin as WM will charge us an overage
- Landscaping Plan
 - The management company will be getting a water table study done to see how it looks and how feasible doing some landscaping. We are still very early in the process. Ellen and Alpine Gardner will help put this plan together and work within our water restrictions. You can expect to hear from management and the board when we have more answers.
- Dog Rule Update
 - The board updated the dog rule to allow **ALL** units to have a maximum of 2 dogs.
- Insurance Update
 - The management company talked to American Family Insurance about what our umbrella policy covers and how it effects owners. Their underwriter confirmed that the association’s policy does cover the interior, and homeowners are responsible for your own furnishings/belongings, betterments, and improvements.
 - The chimney sweeping cost is going to be passed through to owners. Crested Yeti confirmed that we can do this without any repercussions.

Election of Board Members

Patrick Kenney is up for Re-Election for a 3 yr. term.

Tim Grey made a motion to elect Patrick to the board of directors for a 3-year term.

Julie Wade seconds the motion.

Adjournment of Meeting

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

Unanimously Approved

Meeting closed at 6:27 PM MST