

West Elk Townhouses Owners Association

Special HOA Meeting Minutes

July 8, 2020 4 p.m. MDT

Conference Call

Call to Order

T Santiago called the meeting to order at 4:01pm

Proof of Notice

Proof of notice was provided on page 2 of the packet.

Roll Call/Establish Quorum

In attendance-

Unit	Owner	In Attendance	Proxy
1	Paul & Kimberly Nixon	Y	
2	Greg Guibert	Y	
3	John Quigley	Y	
4	Aaron L. Roosevelt	Y	
5	Reynold Scott		to J Williamson
6	Suzie Dexter	Y	
8	James & Carol Williamson	Y	
11	Craig Caukin	Y	

A quorum was established with 72.72% of the ownership in attendance or represented by proxy.

Also in attendance, Grant Benton and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

New Business

Amended Capital Budget

The amended capital budget was provided on page 3 of the meeting packet.

SealCo Bids

G Benton reviewed the SealCo bids for crack seal, patching and a full repaving. G Benton recommended maintaining the asphalt unless the ownership would like to commit to repaving it and let it go for a couple years. G Benton clarified there is some allegatoring that needs patching. He believes once the HOA needs a patch every year, they should consider a full repaving. He explained the alligatoring is being caused by water flowing through and under the pavement. G Benton said the top coat would have to be done every year or two to keep up with maintenance. C Caukin explained the goal is to extend the life of the parking lot. The owners discussed the potential life expectancy of the roof, and how extending the life of the parking lot could affect the timing of the roof replacement. P Nixon recommended that the Board get

updated information on the roof replacement.

J Williamson made the following-

Motion: Raise the rent of unit 12 to \$750, or fair market value, starting January 1, 2021
2nd: C Caukin
Discussion: The owners would like to get the apartment to market value
Vote: Unanimous approval

Landscaping Sketch

J Quigley informed the owners that the landscaping will require a little extra water initially, but will be self-maintained after.

Adjourn

T Santiago made the following-

Motion: Adjourn the meeting
2nd: J Williamson
Discussion: None
Vote: Unanimous approval