

**Out Run Condominiums Homeowner Association  
Board of Directors Meeting  
August 2, 2019 – Following Annual Meeting  
Mt. Crested Butte Fire Station Conference Room**

**Call to Order**

The meeting was called to order at 7:53 p.m.

**Roll Call**

Board members present in person:

Dusty Demerson  
John Maurus  
Lynda Mikos  
Roy Penney  
Alenka Vobornik

Board members absent:

Scott Williams

Management present in person:

Donna Oros

A quorum was established with 5 of 6 Board of Directors present.

**Proof of Notice**

Official notice was sent via email and US mail on July 11, 2019.

**Reading and Approval of Past Minutes**

John Maurus made the following:

**Motion:** To waive the reading of the September 23, 2018, December 27, 2018 meeting minutes and the April 29, 2019 board action and approve them as submitted.

**Seconded:** Lynda Mikos

**Vote:** Unanimous Approval

**Election of Officers**

Dusty Demerson made the following:

**Motion:** To elect John Maurus as President, Alenka Vobornik as Vice-President, and Lynda Mikos as Secretary/Treasurer.

**Seconded:** John Maurus

**Vote:** Unanimous Approval

**Old Business**

**10-Year Capital Plan**

The Board will review the Capital Plan, and Donna will present the Board with a budget for next fiscal year. It was asked if it would be beneficial to the owners to separate the monthly operating

assessments from the capital contribution on the owner's statements. The association's accountant will be asked that question.

**New Business**

**Board Member Code of Ethics**

Research will continue on producing a Board of Directors Code of Ethics.

**Snow Removal and Egress**

Buildings in Mount Crested Butte get inundated with snow, and it would not be feasible to excavate the backs of the buildings; equipment cannot access the areas, and there is too much snow to hand shovel.

**Poplar Building Gas Sensor**

A natural gas cooking range in the Poplar building was recently left on for an extended period of time, and the gas permeated the exterior of the building. For safety reasons, natural gas sensors will be purchased for installation in the kitchen of all Poplar units with gas ranges. The cost of the devices will be charged back to the individual unit owners.

**Adjournment**

John Maurus made the following:

**Motion:** To adjourn the meeting.

**Seconded:** Alenka Vobornik

**Vote:** Unanimous Approval

The meeting was adjourned at 8:11 p.m.