

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
August 5, 2022**

Call to Order

The meeting was called to order at 5:20 P.M.

Roll Call

Board members present:

Dusty Demerson
Kevin Adams
Alenka Vobornik
John Maurus
Jonathan Ferrell
Charlene McAlpin

Management present:

Mountain Home Management, William Laird and Annalise Smith

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

Proof of Notice

Official notice was sent via email on July 13, 2022.

Reading and Approval of Past Minutes

Char McAlpin made the following:

Motion: To approve and accept the minutes as written from the meeting on May 26, 2022.

Seconded: John Maurus

Vote: Unanimous Approval

Election of Officers

The board discussed their roles and positions.

Dusty Demerson made the following:

Motion: To keep the slate of directors with John Maurus as President, Alenka Vobornik as Vice President, Kevin Adams as Treasurer, Dusty Demerson, Jonathan Ferrell and Char McAlpin as directors.

Seconded: Kevin Adams

Vote: Unanimous Approval

Re-Evaluate Short-term Rental Fee

The board discussed the current rental fee structure. There are various pieces of evidence that an increased capacity due to short-term rentals are causing increased costs for the association. Mountain Home Management's employees have had to dump and refill hot tubs more often, deal

with parking issues, overstuffed trash, etc. The board agreed doubling the fee to offset operating expenses was appropriate.

Alenka Vobornik made the following:

Motion: To increase the short-term rental fee for all owners with a short-term rental license to \$500 per year.

Seconded: Kevin Adams

Vote: Unanimous Approval

Capital Projects

The board discussed the capital projects and capital plan for the association. The board and management agreed it would be a good idea to get an updated reserve study. Smith explained they had just done work with Facilities Advisors for another association. They had a good experience with the company who came out for an onsite visit. Following the visit, Robbie Pepper from Facilities Advisors compiles his list and will meet with management and the board and go through each line item to decide when the replacement is necessary and what a realistic cost would be. Smith advised to have the plan updated to allow for better decision making and planning.

Char McAlpin made the following:

Motion: To engage Facilities Advisors to conduct a new reserve study.

Seconded: Jonathan Ferrell

Vote: Unanimous Approval

New Business

The board and management discussed the electric usage and budget overage for that expense. It was decided that management should reach out to GCEA to conduct an audit to assess what can be done to reduce this cost. Members discussed feeling the heat in the hallways higher than normal during the carpet installation.

The board and management discussed a plan to get a quorum for another special HOA meeting to vote on the bylaw revisions. Smith said she will do her best to notice and solicit proxies and responses from the members.

A discussion ensued regarding the tennis courts. Some members feel the tennis courts bring added value while others do not care for or use them. In previous winters, the tennis courts have become snow storage which may be contributing to their degradation. The board asked management to avoid storing snow on the tennis courts.

The board directed management to reach out to Spectrum to get information for bulk pricing for the association.

Smith explained she received an email from Bobby Block at the Town of Mt. Crested Butte and read the following:

“The town just wants to ask the question of Out Run’s interest in having a bus stop shelter that matches the other ones in Mt. CB for the bus stop in front of the Aspen and Birch buildings? The town has an extra one, but it would need some sort of concrete pad to set it up on.”

The board discussed the email and the expense of having a bus stop shelter installed. No members were interested in taking on the expense.

The board and management discussed an email from an owner regarding an SUV that has not been moved in 2 years and many more months. The car has expired tags. Smith agreed to send an email to the owner to have the vehicle removed. It was not removed in a reasonable amount of time; she would have it hauled out of the parking lot.

Adjournment

Dusty Demerson made the following:

Motion: To adjourn the meeting

Seconded: Kevin Adams

Vote: Unanimous Approval.

There being no further business, the meeting was adjourned at 6:17 PM.