

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
July 30, 2021 Immediately following the Owner's Meeting**

Call to Order

The meeting was called to order at 7:51 p.m.

Roll Call

Board members present:

John Maurus
Dusty Demerson
Kevin Adams
Ross MacLean
Alenka Vobornik
Jonathan Ferrell

Homeowners present:

Jerry and Sharon Tinianow
Lee Mason
Candace Coen
Timothy Tosta

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 June 30, 2021.

Reading and Approval of Past Minutes:

Ross MacLean made the following:

Motion: To accept the minutes as written from the meeting on June 14, 2021

Seconded: Dusty Demerson

Vote: Unanimous Approval

Ross made the following:

Motion: To accept the minutes as written for the meeting on July 14, 2021

Seconded: Dusty Demerson

Vote: Unanimous Approval

Election of Officers:

Dusty Demerson made the following:

Motion: For the board members to retain their current board positions

Seconded: Kevin Adams

Vote: Unanimous Approval

Old Business:

Vote on Rules and Regulations

Annalise started the discussion about the proposed changes to the rules and regulations regarding pets and a short-term rental fee. The board discussed what was shared at the owner's meeting regarding pets, emotional support animals, and service animals. The board agreed that a nuisance pet, no matter its label, needs to be dealt with appropriately. The rules and regulations were clarified:

- Rule 1.1 – Pets are not to be left unattended on common grounds or in condominium unit and owners must abide by all prevailing community leash laws; the pet(s) should be in direct and immediate physical control of an adult at all times.
- Rule 1.3 – The owner shall assume full responsibility and liability for any damage to person or property caused by the pet(s). The unit owner must carry liability insurance to cover any mishap relating to a pet.
- Rule 1.5 The above right to maintain pets upon the Out Run property is subject to revocation and termination if such pet is either vicious or is annoying other members or otherwise a nuisance. If such pet is not removed immediately upon request, a fine of \$50 per day will be assessed until it is removed.

The board discussed putting up additional signage throughout the premises.

Kevin Adams made the following

Motion: To adopt the wording for owners and immediate family members as presented at the annual meeting.

Seconded: John Maurus

Vote: Unanimous Vote

Vote on Short-term Rental (“STR”) Fee

The board discussed the homeowner comments regarding the proposed short-term rental fee. A board member mentioned the possibility of an owner survey or poll regarding the matter. The board asked management to track their employees time spent on what they believe is extra maintenance due to short-term renters. Owner Jerry Tinianow mentioned the Town of Mt. Crested Butte offers a STR hotline that should be getting utilized. The board directed management to enforce all the rules already in place and fine owners for breaking those rules. Management suggested the board consider charging the same amount the town charges to short-term rent each year which is \$250.

Owner Sharon Tinianow asked to make a comment and explained renters seem to be unaware they are guests in a condo community with rules and that signage should be displayed in all STR units. Signage should state the fact that they are in a community in which people live and work and to be respectful of the rules in place. A summarized list of the the rules of the community should be posted in the units that short-term rent.

Ross MacLean made the following:

Motion: To institute a short-term rental fee for owners renting their units at Out Run of \$250 per year beginning this fiscal year on October 1, 2021 and continuing indefinitely.

Seconded: Kevin Adams

Vote: Unanimous Vote

Capital Projects:

The board discussed the proposed capital projects such as carpet replacement, painting, staining, crack sealing and striping the parking lot. Laird recommended sealing the parking lot first and then applying a topcoat. Lines could be added later if it fits within the budget. Management is coming up with a plan for staggering the painting. Demerson stated the carpet was replaced about 20-25 years ago and should be a priority.

MacLean proposed the board give management authority to work on replacing the carpet, interior painting, a plan for exterior painting, seal the cracks in the parking lot and if the quotes are within 20% of what the budgeted amount is, to get the project done. Laird suggested the association chooses subcontractors to keep for years to come and that they begin with painting and carpeting and then address the roof as soon as possible. Laird explained what his crew found in the fascia and soffit while up on the roof. There were mushrooms and mold growing and sparrows' nests were removed. The board members agreed it would be a good idea to have a 3rd party come inspect and provide a report on the roof within the next three months.

Dusty Demerson made the following

Motion: For management to adjust the capital budget for the upcoming year including a revised capital plan in the next 3 months to be presented to the homeowners.

Seconded: Ross MacLean

Vote: Unanimous Vote

New Business:

Candace Coen discussed the insurance settlement for her unit. The board agreed that this was not the time to discuss this issue. The board directed Candace to have her attorney write a letter to the board describing the facts of the case and what they would like the board to do. Coen requested mediation. The board asked Coen to provide the board with the factual information that they could review. Coen stated she would confer with her counsel.

Adjournment

Jon Maurus made the following:

Motion: To adjourn the meeting.

Second: Kevin Adams

Vote: Unanimous Approval

The meeting was adjourned at 9:32 p.m.