

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
September 22, 2020, 4:00 p.m. Mountain Time
Zoom Call**

Call to Order

The meeting was called to order at 4:02 p.m.

Roll Call

Board members present:

Kevin Adams
Gary Cook
Dusty Demerson
John Maurus
Ross MacLean

Management present:

Donna Oros

A quorum was established with 5 of 6 Board of Directors present. Alenka Vobornik joined the meeting at 4:15 p.m.

Proof of Notice

Official notice was verbal on September 10, 2020.

Reading and Approval of Past Minutes

No minutes were presented for approval.

Old Business

Concrete Apron Replacement

Due to the late date and contractor availability, the replacement of concrete aprons will not happen this fall. Some building aprons are worse than others. Additional bids should be sought to try to proceed with replacement in the spring, and both concrete and asphalt replacement options should be bid.

Aspen/Birch Painting: Underside of Decks, Rails & Garage Stain

Altitude Painting is scheduled for October to stain the top of the southern facing deck rails, touch-up garage doors, and do a test painting of the underside of one deck. The deck rail and garage door stain will be evaluated and budgeted for a more thorough job for next fall. It was requested that the contractor be asked to power wash garage doors before they are stained; a more aggressive stain schedule or a higher quality product with a little tint might be considered. The painting of the Aspen and Birch buildings in their entirety is on Altitude Painting's schedule for the spring.

Aspen Stairs and Unit Floor Movement

Discussion took place on owner concerns of movement in the floor of unit A2. Other units have the same type of bounce or vibration in their floors.

The A2 owner also expressed desire to see the building's back steps rebuilt. The roof overhang does not cover the stairwell, and they get hit by roof snow shed; the steps have been rebuilt or repaired in the past. The stairs were evaluated over the summer and seem to be secure and structurally sound. Consideration to modification might happen in the future.

Roof Maintenance Update

The contractor who does the annual glue and screw on the roof stated that the maintenance would be completed in September, but they have not yet done the work. They have been asked to examine the condition and placement of the roof anchors that are used to tie in when the snow is shoveled from the roof. If anchors need replacement (or additional are needed,) they will address the issue. The contractor has also been asked if he has any recommendation to make winter access to the Poplar building roof safer.

Water Heater Inventory

Emails have been sent to the owners with old hot water heaters. Many owners have been responsive in replacing their water heaters, and follow-up will be made with those owners who have not taken action.

Maple Building Water Damage Update

There are still a few minor repairs to be completed in the common areas. A portion of the carpet in the hot tub room needs to be finished, and some drywall installation is still needed.

The association's insurance representative was asked the status of a subrogation claim against the homeowner's insurance, and a response has not yet been received.

Rules & Regulations/Declarations/By-Laws

An Out Run homeowner had volunteered to provide the names of a couple attorneys to obtain a competitive quote to review and update the By-Laws. That information has not yet been received.

Owner Delinquency

Information will be sent to the associations attorney for recommendation on how to proceed with collection.

Barbeque and Propane Grills

The Board was asked if the association should consider having owners remove propane grills from unit decks. Fire extinguishers were installed on each unit deck several years ago to satisfy the association's insurance company. The grills will remain for now, and the deck extinguishers will be serviced in October.

New Business

Management Search Update

Several management companies that were approached have declined submitting a management proposal. John Maurus has not yet received an "Intent to Submit a Proposal" as requested in the initial communication emailed to association management companies, however, the date to show interest is October 1.

Audit

The engagement letter for completion of the 2019-20 audit has been signed. The auditor would like to complete the audit prior to their busy tax season.

Unscheduled Business

Common Area Carpet Cleaning

The cleaning of the hallway carpet is scheduled to begin September 28th.

Roof Snow Removal

Crested Butte Lodging has expressed interest submitting a proposal for roof snow removal, and another contractor has declined a proposal due to the size of the project. Donna will approach Top Tier Construction to see if they would have interest.

Painting of Interior Trim

Owner suggestion had been made to paint the interior trim in the buildings. An updated bid was received, and the project would add an additional \$100,000 to the cost of interior upgrades; some owners like the dark stained wood that exists. If considered, the job would have to be done in conjunction with carpet replacement and would have to be added to the Capital Plan.

Adjourn

Dusty Demerson made the following:

Motion: To adjourn the meeting.

Seconded: John Maurus

Vote: Unanimous Approval

The meeting was adjourned at 5:09 p.m.