

**Out Run Condominiums Homeowner Association**  
**Board of Directors Meeting**  
**October 3, 2023**

**Call to Order**

The meeting was called to order at 4:02 P.M.

**Roll Call**

Board members present:

Dusty Demerson  
Jonathan Ferrell  
Char McAlpin  
Kevin Adams  
Alenka Vobornik

Board members present via Zoom:

John Maurus

Management present:

Billy Laird  
Annalise Smith

A quorum of 100% was established with 6 out of 6 board members present.

**Proof of notice:**

Official notice was sent via email on September 26, 2023.

**Reading and Approval of Past Minutes**

The board did not approve previous meeting minutes.

**New Business**

Management explained they received a message from a new owner regarding water in their storage unit in the Oak building. A local realtor, Gary Huresky, went down into the crawlspace and also saw evidence of water. No standing water was present when management checked the crawlspace. Moisture in these crawlspaces has most likely been present for many years but with the big snow year and significant melt, it was probably more evident this year. Management mentioned there were some costly options to prevent this such as foundation waterproofing or adding a French drain. There is no cracking in the concrete and the board and management agreed this was to be expected with the big winter. They plan to check the crawlspace next spring, at the beginning of the melt off.

**Unfinished Business**

Roof: Laird gave an update on the status of the roof bids. We have received an additional estimate from Good Knight Roofing for a standing seam roof. His estimate does not include any deck work that needs to be done prior to the installation. Laird and Smith met with Jim Thomas of Jim Thomas Construction and Axtell Mountain Construction for an initial walkthrough. Both

companies are planning to provide estimates for the work but Laird plans to have Axtell get up on Dogwood's roof and peel the layers, at least 6-8 panels of roof metal back to see what is under the panels and what needs to be done for repairs. They need to check the integrity of the foam paneling, water saturation, etc. They plan to add rafters and shorten the overhang for the winter. This should take about 2-3 days and will give us insight as to what is going on with the roof. The board discussed the difference between corrugated and a standing seam roof. The board agreed to obtain two more estimates and schedule another meeting to review them and decide how to move forward.

Access Issue: The board and management discussed access to units and garages for maintenance services. Alenka Vabornik was dissatisfied with management's lack of planning for maintenance and requesting access into her garage without notice. Billy apologized for being firm and agreed to try and plan better for future services. Smith explained that a lot of these subs do not provide much notice and numerous times she has been contacted the day before to schedule services for the next day. Vabornik inquired about Peak Alarm. Peak contacted Smith the afternoon prior to wanting to perform the service and Smith agreed to let them come. She emailed the owners but when they arrived on site, they wanted to know if they could have access to each unit. They were denied access because Smith was not able to notify owners that access would need to be provided. They said this would be ok for this years' service, but they would need to get into each unit next year.

23-24 Operating Budget: The board and management reviewed the proposed operating budget. Smith explained this was included in the annual meeting packet, but some adjustments were made since then including removing a fireplace scope and sweep for all fireplaces except for Poplar's gas fireplaces since they were done this fiscal year. An increase in the operating dues was proposed and after reviewing each expense line item, the board and management were unable to reduce any operating expenses. The board inquired about the tax liability and Smith is going to send an email to McNurlin asking why the association owed taxes. The board inquired about how the bulk pricing was split between owners. Smith explained per the governing docs, all expenses were to be split by cubic footage. The board asked management to email the association attorney to see if the bulk pricing could be allocated equally since the service provided was equal amongst all owners.

Dusty Demerson made the following:

**Motion:** To approve the proposed operating budget as presented.

**Second:** Kevin Adams.

**Vote:** None opposed. Unanimous Approval, motion passed.

Pet Policy: The board and management discussed an email they received from an owner who is renting his unit long term. His tenant has a pet but has Emotional Support Animal documentation. The owner was fined \$50 because management received numerous complaints that the dog was in the unit howling and barking. The board expressed their support in management enforcing the association's rules and regulations.

Dogwood Ski Sign: The board explained the sign in front of the Dogwood building unit is still on the deck. The board asked management to follow up and have the owners remove the sign from the deck and have the owner patch any holes up on the exterior.

Rock Repair Update: The rock repairs are complete.

Sauna: There are no updates to any sauna repairs.

GCEA: Jerry Smith has gone through all buildings and adjusted all thermostats. There are no other updates at this time.

Bulbs/ Times: Jerry also adjusted the timers for the lighting.

Concrete Curbs: The board said the concrete curbs in front of Aspen and Birch are in bad shape. The board asked management to reach out to the town of Mt. Crested Butte to ask about their plans to repair them.

Asphalt Patching: The board agreed there is some asphalt that needs patching throughout the complex. The board asked management to see if United could possibly get some of this patchwork done as they are completing the Out Run paving project.

Fire Extinguishers: The board would like to use Western Slope Fire to complete their fire extinguisher inspections this fiscal year. Smith will let members know when this service has been scheduled.

Spectrum Bulk: Management explained they just received notification that the switch will not become effecting until November 10, 2023. Owners who have services with other internet providers can cancel their services as soon as they receive their new equipment. Owners who do not currently have Spectrum will need to call the number provided on the notice to request their equipment. Owners who currently have Spectrum need to do nothing.

Irrigation: Hours and timing will be discussed at the winter or spring meeting.

Insurance Requirements: Char McAlpin inquired if owners had provided proof of insurance. Smith will go through and update her list with who still needs to provide their proof of insurance.

Parking Permits: The board reiterated to management they need to enforce the parking permits this winter. Any vehicle that is not displaying a parking permit will get tagged this winter.

Aspen Emergency Exit: The board asked management to work on a solution to the emergency exit stairs behind Aspen.

Upcoming BOD Seat Vacancy: John Maurus' unit is for sale and his board seat will become available once his unit sells which is scheduled for October 23, 2023. His term does not expire until 2025. Adam Moore emailed expressing interest in serving on the board. The governing documents outline how to handle vacancies on the board, but Maurus will remain on the board until his unit sells.

Gary Cook inquired about the budget. The board explained they discussed the expense line items and did not see a way to cut expenses to keep the dues structure the same, which is why they approved the budget with a proposed operating increase. Cook reiterated that owners expressed interest in assessing snow removal overages over dues increases. The board acknowledged this but explained they only added \$1,000 each to the ground snow removal and roof snow removal budget line items which was not a significant increase. Cook asked for more transparency with the budget and proposed increases. The board and management agreed to be clearer about this in the future but noted this budget with an operating dues increase was proposed at the annual meeting but only discussed briefly.

Dusty Demerson made the following:

**Motion:** To adjourn the meeting.

**Seconded:** Char McAlpin

**Vote:** Unanimous Approval

There being no further business the meeting was adjourned at 6:34 PM.