

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
February 11, 2021 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:

Dusty Demerson
Kevin Adams
Ross MacLean
John Maurus
Alenka Vobornik
Gary Cook

Management present:

Mountain Home Management
William Laird
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 February 9, 2021.

Reading and Approval of Past Minutes:

Gary Cook made the following:

Motion: To waive the reading of the November 19, 2020 meeting minutes and approve them as submitted.

Seconded: Ross McLean

Vote: Unanimous Approval

New Business:

Review of FY 2020-2021 Proposed Budget

The board discussed the proposed budget as submitted by the previous association manager. Prior to the meeting, Gary Cook reviewed previous years' budgets and minutes and provided a timeline of past dues increases. Since 2018, there have been three minor increases with one increase intended to enhance the capital funds. The association cash flow and the current delinquent owner were mentioned in considering another dues increase to mitigate the operating budget shortfall.

Gary Cook made the following:

Motion: To authorize Mountain Home Management to pursue the delinquency of dues with attorney David Leinsdorf

Second: Ross McLean

Vote: Unanimous Approval

The two options considered to close the proposed operating budget shortfall were a dues increase and a one-time assessment. Considering current economic times and potential hardships, a dues increase was favored over a one-time assessment. The board and management took a closer look at specific line items in the proposed budget but agreed they did not feel comfortable reducing any expense line items. A permanent vs temporary dues increase was discussed but with continued rising costs, the board agreed a permanent increase was the most viable option.

The proposed legal expense line item currently has \$4,045.00 in it and the board mentioned the association's bylaws need to be reviewed and updated to align with current CCIOA laws and thought the budgeted amount should cover the expense. A discussion ensued regarding a rent increase on the association's rental unit.

Dusty Demerson made the following:

Motion: To raise the rent on Maple 5 by 10% effective April 1, 2021

Second: Alenka Vobornik

Vote: Motion carried with Gary Cook opposing.

Some board members have noticed trash poachers at Out Run and asked management to have signs made to help deter future poachers.

Options for offsetting rising expenses were discussed. The idea of a potential short-term rental fee was proposed. There were numerous options presented such as an annual fee or fee per rental. The main issue with this proposal would be enforcement, but the board thinks this would be an ideal option. Short-term renters often overuse the hot tubs and have less regard for the facilities as owners do, causing more wear and tear and work for management. Laird concurred and stated there are generally more hot tub dump and fills required and more cleaning necessary in the common areas when the units are occupied by short-term renters. The board abstained from any votes on this matter and asked management to gather more information on what other associations are doing.

Dusty Demerson mentioned Out Run's capital plan should be reviewed and updated. The upcoming proposed capital projects were discussed. Although budgeted for, no capital projects were approved at this time. Laird offered to do a walk through of the premises to get a better idea as to what capital projects he believes need to be done this year. Management will gather bids and seek board approval prior to any capital projects beginning.

Ross MacLean made the following:

Motion: To approve the proposed budget with a 10% increase in assessments and a 10% increase in rent for the rental unit effective April 1, 2021 and with the provision that the capital work will be approved by the board prior to beginning work.

Second: Dusty Demerson

Vote: Unanimous Approval

New Business

None

Unfinished Business

Rocky Mountain Restoration Settlement

This issue was settled in January of 2021 for \$7,500.00 and was paid for out of the capital account.

Delinquent Owner/ Lien

As seen above

Insurance

The board encouraged William Laird to ask Leinsdorf about unit owners providing proof of insurance. Gary Cook stated on November 12, 2019, the board made a motion that was unanimously approved to require proof of insurance from each homeowner. In the meantime, insurance may be requested, but owners are not required to provide it at this time.

Delivery of Dues Statements

The board agreed to have dues statements emailed. Owners may request their monthly statement be mailed.

William Laird mentioned that an evergreen spruce tree was taken out by the town of Mt Crested butte. The town will most likely replace the tree, but they have taken responsibility for knocking it over with their plow. Laird also mentioned he is trying to figure out a plan to access the Poplar building roof to remove the snow. MacLean stated the board has discussed an access hatch or built-in ladder.

Adjournment

Dusty Demerson made the following:

Motion: To adjourn the meeting.

Second: Gary Cook

Vote: Unanimous Approval

The meeting was adjourned at 6:08 p.m.