

**Out Run Condominiums
Annual Homeowners Meeting
August 2, 2019 6:00 p.m. MDT
Mt. Crested Butte Fire Station Conference Room**

Call to Order

Board President, John Maurus, called the meeting to order at 6:00 p.m.

Roll Call/Establish Quorum

Members Present in Person	Unit #	# of Votes
Bud and Rokhshie Malone	A2	1
Bud and Rokhshie Malone	A4	1
Dusty Demerson	B1	1
Mark Yaklich	C1	1
John Maurus	C3	1
Jerry Tinianow	D4	1
Creative Land LLC (Michael St. Martin)	E1	1
Roy and Annette Penney	E3	1
John and Kelly Card	L2	1
Gary Cook	M3	1
Kevin Adams	P1	1
Jeff and Lynda Mikos	P4	1
Brant Bair	P5	1
Martin Zubek	P6	1
Jerry and Alenka Vobornik	P7	1

Members Present by Proxy	Unit #	# of Votes
Roy Penney Proxy for:		
Milford and Elinor Knutson	E4	1
Thomas Roddy	J1	1
Gisela Houseman and Debi Means	O1	1
Gary Cook Proxy for:		
Gene and Betty Hunt	J2	1
Ross MacLean	L1	1
Robert and Vevonna Kennedy	M1	1
Carl Weisbrod	M2	1
Jan Fielder	M4	1
Alan Cunningham Proxy for:		
Paul and Mary Cunningham	P3	1
Donna Oros Proxy for:		
Park and Marcia Nelson	O3	1

John Maurus Proxy for:

Scott Williams	B5	1
Jurgen Teintze and Charlotte McAlpin	C2	1
John Taylor	E2	1

Tim Tosta and Nancy Martin (D1 represent 1 vote) arrived at 6:02, and Candace Coen (A3/5 with 1 vote) arrived at 6:03. A quorum was established with 59.0% of the membership present in person or by proxy to start the meeting.

Management Company Present in Person

Donna Oros

Proof of Notice

Proof of Notice was established being mailed on July 11, 2019.

Reading and Approval of Past Minutes – August 3, 2018

Gary Cook made the following:

Motion: To waive the reading of the August 3, 2018 Annual Homeowners Meeting Minutes and approve the minutes as submitted.

Seconded: Jerry Tinianow

Vote: Unanimous Approval

Reports

Officers

None

Managers

The Manager's Report was included in the meeting packet. It was asked if there were questions on the report, and there were none.

Financial

The operating portion of the financial report is on target mostly due to the \$9,911 operating special assessment that was levied for excessive snow removal. Donna stated that there were two owners over the year who were delinquent in payment of assessments, and one owner is still severely delinquent.

The only capital project completed to date was to stain the deck rails. Donna said that this came in \$1,403 over budget, as the contractor was asked to do a thorough sanding of the wood. She reminded the owners that maintenance of the deck rails is completed by the HOA, and individual owners should not stain them, as the association needs to be consistent with product and appearance. Rail staining could be done more often if there was a consensus that it was needed. The capital money market account is holding approximately \$165K which should be enough money to paint the exterior of the buildings when the time comes.

Old Business

Deck Committee Report (Undersides)

Roy Penney distributed cost estimates for alternatives to improve the appearance of the undersides of the front exterior decks. These included:

1. Installing lattice on the undersides of the decks. Due to appearance and cable TV wires, the option is not thought to be a good one.
2. Removing the new and old deck material and installing additional beams to support the composite decking which would be reinstalled. Roy estimated this option to take three workers one month, and a conservative estimate of cost would be \$40K.
3. Removing the new and old deck material, and replacing every third board with a stained 2x4 treated support board. This option would require continued maintenance of staining the boards. Roy estimated this option to cost \$25K.

Donna does not feel the estimated costs are realistic for the proposed projects. The project is not structural, but aesthetic. Products have advanced in past years, where the undersides of the decks could also be cleaned, painted, and maintained.

Dusty Demerson made the following:

Motion: To have the Board investigate paint options and have both deck modification options bid by a contractor.

Seconded: Alenka Vobornik

Vote: Unanimous Approval

New Business

Snow Damages

The back stairwells of the Aspen and Birch buildings were damaged by snow, and there are some small damages on a few other buildings. Contractor availability has been limited, but management is working on getting the repairs done. Discussion took place on snow build-up behind the buildings, on egress, and on the Aspen building back staircase that gets damaged from roof snow shed.

Parking Pass System

The past year, there are many unidentifiable vehicles in the Out Run parking lot. Management must be able to identify cars especially for snow removal purposes. Therefore, Out Run will be going to a parking pass system, and each unit will be issued two parking passes to hang on an automobile's rear view mirror. The passes will be plastic, and there will be a \$25 cost to reissue a lost parking pass. Signage is already posted at the property, and unidentifiable cars will be stickered with a warning.

Resolution of Excess Income Applied to Following Year's Assessments

The resolution is presented on annual basis by the association's auditor to meet IRS requirements.

Nancy Martin made the following:

Motion: To adopt the resolution that any excess membership income over membership expenses as defined in IRS 1.277-1 for year ended September

30, 2019 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Seconded: Dusty Demerson

Vote: Unanimous Approval

Capital Projects and Capital Plan

Last year the membership discussed a more aggressive approach to completing capital projects. With consideration of the formal Reserve Study and owner input, Donna presented a Capital Plan that she feels is realistic, and discussion took place on some future project line items. Dues were budgeted to be increased last year, but there was hesitation to proceed without discussion at the 2019 meeting. Donna believes projects could be more aggressively done with a monthly assessment increase of approximately \$50 per unit per month. Input was received on whether owner's would prefer the aggressive approach with a monthly increase or a small annual special capital assessment of approximately \$600; most owners favored maintaining the property with a monthly assessment increase.

2019-20 Budget Consideration CO Statute 38-33.3-303 (4) (a) (II) (A)

Colorado Law now requires that the annual budget be presented to the membership for the opportunity to veto. The membership does not approve the budget, but they can reject it if 51% of all owner vote to veto the budget. After the 2019-20 Budget is approved by the Board, a special meeting will be called to give the membership an opportunity to veto the budget.

Unscheduled Business

Proof of Insurance Requirements

The Board has not yet decided whether or not to require proof of insurance from individual unit owners.

Owner Newsletter

Any newsletter should be produced by the Board as a whole and distributed by management. It is currently being distributed to some owners by one person. An Out Run Facebook page was suggested. Discussion took place on an owner contact distribution list which could be maintained by an owner.

Website Management

Donna asked if anyone had the expertise or the interest in maintaining the Out Run website. Jerry Tinianow may know of an interested individual, or the association could hire a webmaster.

Manager Absence

Donna will be gone in October for several weeks to finish her dental work. When dates are set, she will notify the Out Run owners. Jerry Smith will be available in her absence.

Election of Directors

There were two 3-year Board positions open for election. The terms were up for the seats held by John Maurus and Martin Zubek (which was previously vacated by Maggie Nielsen.).

Dusty Demerson made the following:

Nomination: John Maurus to a 3-year term.

Alenka Vobornik made the following:

Nomination: Martin Zubek to a 3-year term.

Martin declined nomination.

Gary Cook made the following:

Nomination: Dusty Demerson to a 3-year term.

Martin Zubek made the following:

Nomination: Kevin Adams to a 3-year term.

Gary Cook made the following:

Motion: To close nominations.

Seconded: Martin Zubek

Vote: Unanimous Approval

A ballot vote was taken, and Dusty Demerson and John Maurus were elected to the Board of Directors.

Establish Date of Next Meeting

Gary Cook made the following:

Motion: To hold the next Annual Homeowners Meeting on Friday, August 7, 2020 at 4:00 p.m.

Seconded: Dusty Demerson

Vote: Motion Passed

Adjournment

Tim Tosta made the following:

Motion: To adjourn the meeting.

Seconded: Jeff Mikos

Vote: Unanimous Approval

The meeting was adjourned at 7:42 p.m.