

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
March 7, 2024**

Call to Order

The meeting was called to order at 4:04 PM by President Jonathan Ferrell.

Roll Call

Board members present:

Jonathan Ferrell
Dusty Demerson
Kevin Adams
Char McAlpin
Alenka Vobornik
Adam Moore

Owners:

Laura McCarthy
Timothy Tosta
Ross MacLean
James Howard
Gary Cook

Guest/ Realtor:

Dawn Howe

Management present:

Mountain Home Management: William Laird, Annalise Smith, and Juliana Spinella

A quorum was established with 6 out of 6 Board of Directors present.

Char McAlpin made the following:

Motion: To waive proof of notice

Second: Dusty Demerson

Vote: Unanimous Approval

Snow Removal

The board and management discussed this winter's snow removal and where the association was with their budget. Annalise Smith mentioned that at the time she ran the financials, Mountain Home had not received Out Run's February snow removal invoice. With the addition of the invoice, they received days prior to the meeting, the association would be tracking a couple thousand dollars over their snow plowing budget.

Billy Laird explained Nash Development contacted him to get some snow cleared throughout the parking lot and moved to the bigger storage areas to allow for more space. A board member stated that he witnessed the plow driver sitting on his phone for 20 minutes and hopes the

association wasn't billed for that time. Laird said he would speak to Nash Development about this. The board and management discussed how to further improve the snow removal process and mitigate overages at Out Run since dues have been raised two years in a row to account for the increase in plowing and roof shoveling, amongst other increasing expenses. Plowing should only occur if there is 4" of snow or more. Management agreed to do a better job of making sure vehicles are relocating following storms to allow for the cleaning of those spaces. Smith will email all members of the association, owners of the vehicles that have not moved, and post signs to get those vehicles relocated or towed out of the parking lot. Vobornik suggested in the future, management should periodically arrange for a complete parking lot cleanup which would require all vehicles being removed from all parking lots. Overnight parking may need to be arranged for this. Management will strive to improve the overall snow removal and parking situation at Out Run.

Unfinished business- Roofs

The board and management reviewed the bids received for the roof replacements. The board expressed their fears in using Pinnacle Construction. Laird stated it is a small town where people talk, but he has had good experiences with Pinnacle in the past. Laird stated has no relationship with Good Knight Roofing, and their bid did not include any framing or decking work that will be required prior to the metal roof replacement. Laird stated he would expect to get 20-30 years from a new, standing seam, metal roof.

A discussion ensued regarding the complexity of estimating for the project. Axtell completed repairs on Dogwood, so they are most familiar with the roof, its layers, and what needs to be done to provide a good foundation for the metal roof. Laird advised starting with Aspen and Birch this year. The association should get those 100% completed with all decking repairs and new metal roofs, to get a better idea of the cost of the full decking repairs. Then, those numbers could be used to further assess the remainder of the roof project.

Laird expressed his hesitation with getting involved with the project. He and Jim from Axtell Construction came up with the plan for Dogwood, but this could lead to exposure Laird is not interested in having. An engineer did offer to okay the decking repair plan, but there will be no stamped engineered plans for the construction.

The board, owners, and management discussed the different options moving forward relating to the build out vs removing the overhangs. Laird explained the plan is to keep the minimum amount of overhang required to cover decks. Laird explained the current layering of the roofs and the problems they are producing. Kevin Adams advised to have the worst roofs completed first, which should incur the highest cost, followed by the rest of the roofs which would hopefully incur lower costs for the decking rebuilds. The board agreed they want standing seam roofs.

Jonathan Ferrell asked if the roofing bids included the front portion of the roofs. Laird responded the bids were only for the backsides of the roofs. The board agreed Axtell Mountain Construction's bid was the most complete bid received to date. The board mentioned that not every roof will be the same so the decking work may be different on each building. The association will need to see to it that they have a solid contract with whoever does the work.

Warranties were discussed. Pinnacle has a 5-year warranty while Axtell has only a 3-year warranty. Laird will try and negotiate these terms with the contractor. Ferrell advised going back to the contractors with a new scope including only Aspen and Birch in their estimates for this year. Following successful repairs and replacement, they can continue staggering the replacements with the potential to replace 4 next spring, and the remaining 3 buildings the following year.

A board member advised against using Good Knight Roofing since they are unwilling to do the required decking repairs. Laird explained he will go back to Axtell and Pinnacle for new bids and a “not to exceed” for the decking repairs. The board discussed color options, but no decisions were made.

Asphalt

Ferrell advised tabling the asphalt project as bid by United Companies. He advised doing minimal work to repair bad, cracked areas. The board agreed repairs need to be made but they would not move forward with a full repaving. Demerson mentioned the bid didn’t include work on the aprons where major cracks are. Laird mentioned the United bid may have included asphalt to the garage doors. The board discussed getting these repairs worked into the roof assessment. MacLean advised getting an extra \$1,000-\$1,500 from each homeowner for “working capital” for capital projects.

The board discussed the potential of selling their deed restricted unit. Numerous scenarios were discussed but more information is required to know if this is an option. Smith explained she would check in with the Town of Mt. Crested Butte regarding this possibility. There was both support and a lack of support for this proposal, but more information will be gathered.

Pet Policy

Smith summarized the information she received from David Leinsdorf regarding pets. Service animals have jobs and are covered under the American with Disabilities Act. Service animals cannot be denied access to premises regardless of any association rules or regulations unless that pet is a nuisance. Emotional Support Animals are protected under the Fair Housing Act. The Fair Housing Act excludes transient renters. Transient renters may be defined as any rental period of 7 days or less. Documentation can be requested in either instance.

The board discussed whether they should propose a rule change to the association. Moore explained that his property manager is unable to enforce ESA rules without a letter from the association and advised the additional clarification to be added to the Rules and Regulations. The board considered whether the legal fees incurred to obtain a letter from David Leinsdorf and the effort in getting the new rule passed by the members was worth it. Some board members believe the current rules and regulations suffice. Others disagreed. After further discussion, the board agreed to ask David Leinsdorf for a letter outlining the distinction and ability for the association to deny ESA’s if their owners will be occupying a unit for 7 days or less. Smith stated the association may ask owners to update their rental listings with this information.

Owners Proof of Insurance

There is one owner who has not provided their proof of insurance and one owner who requested additional time because he was “self-insured”. The board members expressed their concern with the owner that was delinquent in dues and had not provided their proof of insurance. The board discussed a lien and offering a payment plan which would be the next course of action. Smith explained a certified letter could be mailed including the total dues in arrears, a payment plan, and informing the owner that the next course of action would be engaging the association attorney where legal fees incurred would be passed on to the owner. Smith will propose a payment plan. Mountain Home will email the two owners who have not provided insurance. If insurance is not provided by March 31, 2024, Out Run will purchase insurance on their behalf and bill it back to the owners.

Dusty Demerson made the following motion:

Motion: To adjourn the meeting

Second: Char

Vote: Unanimous Approval

There being no further business, the meeting was adjourned at 6:14 PM.