

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
June 14, 2021 2:00 P.M. Mountain Time
Zoom Call**

Call to Order

The meeting was called to order at 2:02 p.m.

Roll Call

Board members present:

John Maurus
Dusty Demerson
Alenka Vobornik
Kevin Adams
Gary Cook

Management present:

Mountain Home Management
William (Billy) Laird
Annalise Smith

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

Proof of Notice:

Official notice was sent via email on June 8, 2021.

Reading and Approval of Past Minutes:

Gary Cook made the following:

Motion: To waive the reading of the February 11, 2021 meeting minutes and approve them as submitted.

Seconded: Dusty Demerson

Vote: Unanimous Approval

New Business:

Mountain Home Management Review

The board discussed their new management team. The board agreed there were some small hiccups with the snow removal last winter. Snow was pushed in front of the Aspen building which resulted in a substantial crack in the middle of the driveway. The board explained that in future years, the snow needs to be pushed back all the way to the retaining wall.

Overall, the board agreed Mountain Home Management has done a good job so far, appreciate that they have a bigger crew available, and have been responsive to emails and phone calls. Kevin stated the one issue that needs to be improved in the future is securing the association master insurance sooner. Laird explained that the association now has a new insurance agent that he believes is better suited for Out Run and their needs. Laird stated that he and Annalise will be more proactive and involved in securing the insurance.

Dusty asked management to see what a \$10,000 deductible would save the association. Laird explained he would do his best to prevent insurance claims in the future. Management stated they would reassess the association's building limits with Kinser Agency to ensure Out Run is adequately covered. Gary commended Annalise on her communication with owners. Alenka agreed and stated management is doing a good job with the lawn.

Billy stated he thinks things are going well but the team will continue to improve and work hard for the association. Billy asked the board for guidance on dryer vents and whether they have been treated as homeowner or association responsibility in the past. Dusty explained the association has viewed them as an association expense.

Pet Enforcement

John advised making an amendment to the rules and regulations allowing children of owners to have pets at Out Run.

Parking Enforcement

John asked management if they were patrolling the parking lot. Billy explained there were not many parking issues he was aware of and that some people use parking passes, but the majority of owners and renters do not use parking passes. Dusty mentioned striping and the designation of spaces. Kevin recommended that management get a bid for sealcoating and striping the parking areas at the beginning of next Spring. Gary asked management to check the parking lot and see if sealing was necessary. The board discussed trailers and recreational equipment in the parking lot. Trailers and recreational equipment that can be parked in what would be equivalent to one parking space is considered one of two vehicles allowed by each unit owner.

Ross MacLean joined the meeting at 2:41 PM. A discussion ensued regarding snow fences. Billy explained the snow fences would help with the chunks of snow and ice that slide and that we could try one or two snow fences and see if it is made worse with ice. Dusty stated his fear is making the roof snow removal more challenging. The board and management discussed heat tape.

The conversation reverted back to pet enforcement. Gary explained that the association should make sure that all unit owners know that pets are not allowed for renters and that everyone needs to clean up after their pets. The board discussed service dogs.

A discussion ensued regarding short term rentals and charging unit owners a monthly, annual or per rental fee. Dusty advised speaking to an attorney about this matter. MacLean stated the ease of enforcement should be considered. Short term rental licenses are public record so the association could contact the Town of Mt. Crested Butte to verify which homeowners have a license. The board discussed the reasons for implementing an additional short term rental fee such as additional wear and tear, additional parking enforcement, etc.

Gary Cook made the following:

Motion: Consider instituting a short-term rental fee for owners who short-term rent for \$100 per month or \$1,000 per year. All fees are non-refundable, due and payable at the beginning of each month or the start of each fiscal year on October 1, 2021.

Second: Dusty Demerson

Vote: Unanimous Approval

The board discussed whether or not to amend the rules and regulations to include allowing owner's children or immediate family to bring pets to Out Run. Ross explained enforcement of the rule is the issue. Gary stated that enforcement of compliance should be made a priority with fines issued per day as outlined in item 18. Compliance with Rules and Regulations.

Bylaws/ Rules and Regulations

Gary Cook made the following:

Motion: To accept the changes to the rules of regulations per Gary's email dated June 9, 2021 to include the allowance of pets for immediate family instead of immediate children only.

Second: John Maurus

Vote: Unanimous Approval

The board discussed amending the bylaws, rules and regulations. The board decided to spend some time with the bylaws and do some markups prior to the annual meeting to propose the changes.

Capital Projects

Billy stated the decks and railings need to be stained and that most things on the capital budget do not need to be addressed at this time. Billy stated he also noticed the new roofing was not properly nailed up. There are areas around multiple buildings where the soffit is coming off. There is painting that needs to be addressed but will need to be budgeted for and he will need to compare his list with what is included in the capital plan. Laird stated all the rock has been repaired. Alenka mentioned needing to figure out access to the Poplar roof. The board asked management to figure out the cost of fixing the soffit and a solution for gaining access to the Poplar roof.

Information Request from Homeowner

The board decided to withhold the dues information.

Trash

Management addressed the trash poaching issue by posting signs and installing cameras.

Delinquent Owner

This issue has been resolved.

John Maurus made the following:

Motion: To adjourn the meeting

Second: Dusty Demerson

Vote: Unanimous Approval

The meeting was adjourned at 4:15 p.m.