

**Out Run Condominiums Homeowner Association
Board of Directors Meeting
March 26, 2020 – 10:00 a.m. Mountain Time
Telephone Conference Call**

Call to Order

President John Maurus called the meeting to order at 10:00 a.m.

Roll Call

Board members present via telephone:

Kevin Adams
Dusty Demerson
John Maurus
Lynda Mikos
Alenka Vobornik

Board members absent:

Scott Williams

Management present by telephone:

Donna Oros

A quorum was established with 5 of 6 Board of Directors present.

Proof of Notice

Official notice was via email on March 23, 2020.

Reading and Approval of Past Minutes

John Maurus made the following:

Motion: To waive the reading of the November 12, 2019 meeting minutes and approve them as submitted.

Seconded: Dusty Demerson

Vote: Unanimous Approval

Old Business

Owner Association Dues Delinquency

Contact has been ongoing with the owner delinquent in payment of HOA dues. They had been working on obtaining a loan to pay off the delinquency, but that has not been accomplished. Donna will continue to communicate with the owner on the delinquency, but other collection actions may need to be investigated.

New Business

Fire District Barbeque and Propane Policy

Donna had recently received notice from the homeowners association where she lives that the Crested Butte Fire District has a policy on barbeque and propane grills, even though she has never been informed of the policy as a homeowner's association manager. She provided

information that was printed from the fire district's website. The Board asked her to provide them with the letter she had received from her homeowners association's management company.

Status of Rocky Mountain Restoration Dispute

The Board was updated on the dispute with Rocky Mountain Restoration over an invoice received. This invoice was claimed to be for work performed during the Poplar sewer backup in 2018.

Laurel 3 Insurance Claim

An insurance claim has been filed for water damage from a dripping pipe in an interior wall. Cincinnati Insurance will compensate for damages, and the association will be responsible for the deductible. It was asked to get clarification if interior upgrades are covered under the homeowners association's insurance policy, as there has been past discussion on coverage.

Maple Building Water Heater Damages & Insurance Claim

The Maple 2 hot water heater failed and damaged the common areas and Maple 1 and Maple 2 units and garages. A restoration company has been hired for mitigation, and the insurance companies of the association and the unit owners have been contacted.

Dogwood 2 Remodel Request & Raised Sealing

Renovation has begun in unit D2, and an engineer has been hired to look at any possible structural components. The renovation includes raising the kitchen ceiling as six other Out Run owners have done. The association assessments are based on cubic footage, and it seems as if raising of the ceilings increases the cubic footage of the unit. Consideration should be given to having the unit owners re-plate the units so there is updated cubic footage, and the dues structure be adjusted accordingly. Donna will approach the appropriate vendor and speak with the unit owners who have raised their ceilings.

Roof Snow Removal-Poplar Building

There is not safe access to the Poplar building because of its height to remove snow in the same manner as other buildings. The access to the roof is from a back balcony, and the conditions have to be safe to climb on the roof. A roofing contractor will be asked for suggestions such as a ladder or rope system to safely access the roof.

Roof Snow Removal-Standards

Additional or replacement anchors are needed on some of the buildings, and this will be addressed with the annual roof inspection. Donna would like snow removal standards, and if increased service is wanted, the budget may have to be increased. Or the Board could consider just having the edges of the roof shoveled, as an early shovel did not seem to be cost effective or the best choice for the buildings.

Financial Review & Minimizing Costs

Due to the state of the nation and the unknown future with the Covid-19 pandemic, Donna informed the Board that the decision was made to not spend the couple thousand dollars on flower baskets this year. It's disappointing as the baskets add much to the property, but it is not known if owners are affected by loss of income. Opening of all indoor hot tubs for the summer

season will be determined by occupancy and demand, and keeping some closed would save on electricity and supplies. Certain items should not be deferred like common area carpet cleans. And management will not be laying off staff, however Jerry has been asked to take some paid time off because of his exposure to many people. Staff has also been asked to live by the recommendations of social distancing and wearing a mask.

2020 Capital Projects & Capital Contribution Consideration

Donna has talked to other managers about what condominium associations are doing about capital projects and capital contributions. Some are deferring projects, while others are not. The Aspen and Birch building painting is still on the schedule, but there is some concern about availability of product depending on the length of the shutdown. If there is financial need of the owners, one idea might be to decrease the capital contribution and push all projects back a year. On the other hand, completing the projects helps the local economy. The scheduled projects are: 1.) Replace some common area hot water heaters feeding the hot tub rooms. 2.) Paint Aspen and Birch buildings. 3.) Replace retaining wall next to Aspen building. 4.) Replace some garage concrete aprons. It was decided that all interior hot tub room water heaters would be replaced, but all other projects would be postponed. It was also decided that the property still ages and has to be maintained, so capital contributions would not be decreased at this time. If cash flow were to get tight, it would be the operation fund that would be most affected.

Unscheduled Business

Water Heaters

An age inventory of water heaters should be taken, and owners should be pushed to replace the water heaters at a certain age. This could eliminate a potential disaster like happened in the Maple building. A water heater inventory will be taken and will be provided to the Board. It is believed that 10 to 15 years is the recommended life of a water heater.

Snow Removal

One member of the Board said the ground snow removal needs to be improved, as the timing does not work. The walkway is shoveled before 7 a.m. and not again until 5 p.m. Everything is frozen during these hours, and it would be best if snow was removed between 9 a.m. and 11 a.m. A path from each building door to the walkway or bus stop should be shoveled by management before the snow plow arrives. Donna should show Jerry how to maintain the snow removal at the property.

Management also needs to get vehicles moved when the snow plow arrives so all areas of the lot can be cleaned. The Poplar building owners and renters seem to do a pretty good job of moving their cars, both other building owners and renters need to follow suit. Donna replied that she gets compliments that the walkways are cleared early, and she receives no notification of when the snow plow is going to arrive. A parking plan for the Poplar building was approved when the building was enlarged, and she feels it inconsiderate to impede on other buildings so that area can be clean. She also said the suggestion of shoveling the parking lot caught her off guard, but she feels it is an unrealistic expectation. Support was expressed for shoveling between 9:00 a.m. and 11:00 a.m. and 4:00 to 6:00 p.m. to set snow removal guidelines, while others felt they had no control over what time of day the snow fell. A time should be set for the plow to arrive in the morning and return in the evening. Snow plowing can happen as often as wanted as long the

association pays for the service. It was suggested management view snow forecasts to notify occupants to move cars and provide better snow removal service.

Carpet Cleaning

It was mentioned that the contractor hired to clean the carpets each spring does not do a good job while others felt he does a fine job. A different carpet cleaning contractor that was suggested and will be contacted to provide a bid. The suggested contractor is believed to be significantly more expensive. Once a bid is obtained, it will be provided to the Board to make a decision on who to use to clean carpets.

Adjournment

John Maurus made the following:

Motion: To adjourn the meeting.

Seconded: Kevin Adams

Vote: Unanimous Approval

The meeting was adjourned at 11:41 a.m.