

Gold Basin Homeowners Association General Membership Meeting

Minutes of Meeting May 9, 2022

The Board of Directors meeting was opened by President Katie Scott at 6:01 PM, MST. This meeting was held via Zoom and in person at Western Colorado Library room 101.

Jacob asked for a roll call of owners present and a verification of quorum Attendance:

Amber and Rain Tuuci

Michael

Cheyenne Bloodgood

September Sack

Jennifer Pusey

Joe Bommarito

Olivia Clark

Katie Scott

Katie Scott (Proxy of Tom Hein)

J. Scott Pusey

Erin Carlson

2/3 members present and thus a quorum established.

Proof of Notice of Meeting

- Jacob Dewey stated that the Notice and Agenda for this meeting was sent out to everyone in the association via US mail on April 17, 2022.

Approval of the meeting minutes from Tuesday, May 18, 2021

Katie Scott made a motion to approve the previous meeting minutes

Erin Carlson Seconded the motion

Motion was unanimously approved

Managers Report

The association seems to be in good standing.

There was a repair made to September and Kevin Sack deck because the board was rotting out presenting a potential safety issue.

Keith Templeton came and did some spring cleanup around the property a few weeks ago and will appear again to do more clean up in the gravel parking lot.

There are many new owners, so welcome to Gold Basin Condo Association. If you have any questions please contact the property manager at Jacob@crestedyeti.com

Just a reminder, our management company works for the BOD, so we will not be taking request from individual owners, if you have a complaint or concern please again email the management company and we will coordinate with the BOD to accommodate your needs.

I called Farmers insurance and talked to them about how much of an increase there would be in insurance. As of now they do not see any notable changes I will be working with AI Insurance to get another bid as well and will present 3 to the board of directors. Expire October 2022.

We will be discussing the exterior remodel project in todays evening

Financial Report

Looking at your bank accounts the association seems to be in good standing overall. Gold basin's total cash asset is \$78,284.79 as of May 5, 2022 compared to last year 71,218.33

Please see the individual account amounts listed below

Op/Savings Account

- 18,213.14

Operating Account

- 8,295.27

Reserve Account

- 51,776.38

Compared to last year the association has roughly 45% less money in the operating account than this time last year. The operating and savings accounts are virtually the same (.65 cents different) and the reserve account has 73% more money in it than it did last year.

Old Business

Exterior remodel project

- Peak only gave CY one bid and that was from Axtel Mountain Construction please see it in your membership packet
 - o 21k a unit
 - o Building cost are going up by roughly 1.5 percent a month
 - o Will not happen this year, but spring/summer of 2023
 - o AMC will not use T-Groove Soffit and Flush all Panels but use diamond coat/LP siding
 - o Probably should get a new set of bids since these are outdated
- There was another bid out of Glenwood Springs, Peak will need to send it to Crested Yeti
- Notify Crested Yeti if your deck needs any maintenance
- Open forum
 - o Jacob Dewey recommended that we should get 3-4 bids and get on the schedule
 - o All agreed that it needs to be from a reputable and needs to be done correctly
 - o According to Katie there was contact made with every owner regarding the project, 4 people were not comfortable with the amount of assessment.
 - o J. Scott Pusey expressed that he believe that 4 people should not hold up the HOA and cost everyone else more money in the long run

Joe Bottomero made a motion to approve Crested Yeti to acquire 3 bids for the siding projects

J. Scott Pusey Seconded the motion

Motion was unanimously approved

- The bids will be brought to the Membership by the end of August 2022 and try and have the project underway by Spring/Summer of 2023

New Business

Abandon Cars

- They do not sit on Gold Basin property we believe. Crested Yeti will call Gunnison Neighborhood Services and try and get them to tow it.
- If neighborhood services do not take care of it, Crested Yeti will call tow companies, just know it will be tough to get a company to tow a junk car

Snow Shoveling

- There was no shoveling done in the back of the condos this year. Crested Yeti will arrange someone to come next year since the previous guy/company did not do a good job.

Sewer Jetting of sewer line of the parking are. If it does not get done, there will be flooding. Crested Yeti will be scheduling this

Dog Discussion

- One dog for owners and non for tenants
- The board is open to approving one off situations

Dog Poop

- Some renters are destroying lawns and leaving poop on the lawns on Rio Grande
- There is a fine structure that will be enforced more strictly \
- Owners are going to have to be help enforce their neighbors picking up their dog's poop
- The owners can inform Crested Yeti and the board about specific owners/renters and the board will assess the fine

Election of New Board members

Erin Carlson made a motion to elect Katie Scott as the President

Joe Bommarito seconded the motion

Motion was unanimously approved

Katie Scott made a motion to elect Erin Carlson as the Treasurer

Jennifer Pusey seconded the motion

Motion was unanimously approved

Erin Carlson made a motion to elect Amber Tucci as the Vice President

Katie Scott seconded the motion

Motion was unanimously approved

Board Members 2022-2023

Katie Scott- President

Amber Tucci- VP

Erin Carlson- Secretary

New Budget

Jacob presented to new budget that was approved by the BOD.

- 200 dollar a month to 220 dollars a month
- The BOD approved the proposed budget, there will be a 20 dollar dues increase. This is to help cover the potential insurance expense, legal counsel, and various increases in labor cost.

The general membership rejected the dues increase

The board approved a 30 dollar dues increase within the meeting. Meaning dues will be 230 dollar a month starting June 1, 2022.

Meeting adjournment on 7:53 MST