

**Gold Basin Condominium Association  
Annual Homeowners Meeting Minutes from  
Tuesday, June 16, 2020**

10:00 A.M. by telephone (conference call in). The conference call in number is  
970-349-5100 pass code 1234.

**MEETING MINUTES**

**Call to Order/Proof of Notice/Roll Call**

The Gold Basin Condominium Association's annual meeting was called to order at 6:03 P.M. on Tuesday, June 16, 2020 at Peak Property's office via conference call. The meeting notice was emailed and mailed out on May 12, 2020, and the updated meeting packet was emailed out on June 10, 2020. The meeting was represented by the following owners and a quorum was established for an official meeting.

Attendees.

Unit # 201 Western Flying Fox (Amy)  
Unit # 207 Joseph Bommarito  
Unit # 213 Thomas Day  
Unit # 215 Erin Carlson  
Unit # 217 Brian Gilchrist proxy to Susan Coykendall  
Unit # 219 Susan Coykendall  
Unit # 221 September Sack  
Unit # 225 Jay and Katie Scott  
622 S. Pine Cody and Heather Clark  
624 S. Pine Mark and Stacy Bennett

Peak Property Management and Sales

Tom Hein-Association Manager

**Confirm Current Owners Contact List**

Due to Colorado privacy rules Peak Property is not allowed to share homeowners phone numbers and email addresses. Please notify Tom or Peak Property if your contact info changes, mailing address, email, phone.

**Approval of HOA Meeting Minutes from May 23, 2019.**

Katie Scott made a motion to approve the May 23, 2019 meeting minutes. The motion was seconded by September Sack, all were in favor, none opposed, and the motion was approved.

**Managers Report**

Tom H. welcomed everyone to the Gold Basin 2020 annual HOA meeting and thanked everyone for taking time to attend. The manager's report was presented and included the following:

-Unfortunately, we had to go back and revise the proposed budget because the HOA's insurance application was not accepted by the insurance companies we were applying to for a better premium. This unfortunately changes the financial outlook and the 2020 proposed budget for next year. More was discussed in 'New Business'.

-Owners please remind tenants to not store personal items, bikes, or furniture in the front area, especially under front porches. All personal items need to be stored on each unit's back deck or in the unit's designated car port spot. Owners are allowed one pet; tenants are not allowed to have pets.

-The overall exterior condition of the building and common grounds is in good shape and holding up. Peak Property continues to do basic maintenance and repairs as needed. There were no major repairs.

-A few notable maintenance items completed last year were the installation of metal railings at the car port stairs, trees were pruned, one removed, and repainted all the horizontal boards on the front decks.

-Peak Property does not have keys for units in case of emergencies. Please mail or drop off a key to Peak Property: P.O. Box 2023, Crested Butte, CO. 81224.

-The owners should discuss a new timeline to upgrade the buildings and the preferred materials. The process was started in 2016 with an expected completion by 2019.

## Old Business (Review of 2019 Agenda's 'New Business')

### 1. Slip and Fall Accident-December 2018

- a. **2019 Meeting Results:** A tenant at Gold Basin slipped at the back-car port stairs, fell, and severely broke their leg in December 2018. The HOA made a claim to its insurance, the claim was paid out, and the insurance company is still investigating the accident. Suzy C. confirmed snow removal has always been the tenant/owner responsibility. After further discussing Suzy C. made a motion to add metal railing to the carport stairs behind units 217-227 and Peak Property to shovel and de-ice the back walkway/stairs and tenants/owners will be responsible for shoveling the front walkways, steps, and decks. Pam Dixon second the motion, all were in favor, no one against, and the motion was approved. It is recommended that owners update their leases to include snow removal as tenant responsibility. Tom H. will update the Rules and Regulations regarding snow removal policy/responsibility and will email out to the owners reminding them to hand them out to new tenants when leasing. Mark Bennet mentioned he had real good success with Rentsolutions.com and all the options/app's that they offer to help with leasing.

### 2. Exterior Remodel

- a. Discuss new timeline and next steps.
  - i. materials
- b. Set up Architectural meeting with owners?
- c. **2019 Meeting Results:** All the owners agreed the exterior of the buildings needed to be updated and it was time to move forward. The owners agreed finding different, maintenance free, and economical materials were important to the project's success. Materials such as metal siding, LP siding, hardi-board, stucco, vinyl to be reconsidered for the project. Mark Bennet, Katie Scott, Mike Bracket and Joe Dixon volunteered to work on the Architectural committee to come up with alternative material options and apply them to the existing renderings to get contractors pricing in the fall of 2019/spring 2020 before the annual meeting in May 2020. The owners agreed the goal was to keep the process moving forward and try to get it done within 1-3 years.

### 3. Association's rules regarding dogs.

- a. Owners are allowed one dog, tenants none.
- b. Date to start to enforce the rule or change the Association's rules.

- c. **2019 Meeting Results:** After a long discussion whether to change the rules and regulations the owners decided to table the discussion and not do anything right now. The owners agreed dogs are not the problem, but tenants and owners who do not clean up after their dogs are the problem. It was mentioned by a couple of owners that limiting dogs might have a negative impact on renter choices.
- 4. Review Reserve Study and discuss general maintenance and repairs.
  - a. Front decks add lag bolts to ledger boards.
  - b. Repaint horizontal boards on front decks.
  - c. Screw and glue building roofs.
  - d. Asphalt parking lot.
  - e. Sewer jetting and cleaning.
  - f. **2019 Meeting Results:** Items A, B, C, E will be done as general maintenance this summer.

## New Business

- 1. Slip and Fall Accident in December 2018 update
  - a. Revisit discussions regarding the car port roofs shedding water towards the back walkway and steps down into car port and the ice buildup from the shedding water.
  - b. Winter snow and ice management.
  - c. Owners should update their leases to include snow removal as tenant responsibility for the front walk, front deck, and the unit's back deck.
  - d. **2020 Meeting Results:** The current insurance carrier paid out over \$150,000.00 in medical bills to cover the slip and fall. New metal railings were installed at each of the steps down into the car port area the accident happened. It is important we all work to keep the common grounds safe to prevent unnecessary and frivolous claims as premiums skyrocket and policies may not be renewed. Peak Property to investigate carport roof solutions and will post winter snow removal reminder notices in the fall.
- 2. Update on Insurance for the HOA
  - a. **2020 Meeting Results:** The current policy renewed with a 6% increase (\$16K), but comparative quotes from multiple insurance carriers were higher in the \$18,000-\$20,000K.
- 3. Exterior Remodel
  - a. Discuss new timeline and next steps.
    - i. materials
  - b. Set up Architectural meeting with owners?
  - c. **2020 Meeting Results:** The Gold Basin Architectural Committee has selected metal siding as the type of material to be used for the residing project. Metal siding is zero maintenance and does not have the maintenance needs of having to be painted every 5-8 years. So far, the committee has one bid and is working on getting more. The first bid's cost is a lot less than discussed at previous HOA meeting, down from \$17-\$20K per unit to \$12K/unit. The committee suggested each owner be responsible for paying for their own unit's assessment. The HOA has some reserves that could be allocated to offset a little of each unit's cost, but a significant fund should be left in the reserves for unexpected repairs, sewer line or deck repairs, or car port roof modifications. **The committee and owners agreed to complete the project in 2022 to give everybody enough time to prepare their finances.** During the siding project the committee recommends owners replace older windows. None of the attending owners were against the exterior project. The committee and the Board of Directors will have more cost estimates for the project and will hold a special owners meeting (later 2020) to vote to on the project, move forward and lock it in.
- 4. Association's rules regarding dogs.

- a. Owners are allowed one dog, tenants none.
  - b. **2020 Meeting Results:** The owners did not want to change the rule and agreed the HOA should keep the current rule for multiple reasons. One is the legal aspect of a vicious dog or dog bite on the HOA's common ground that could expose the HOA to an unnecessary insurance claim. Mark B. agreed the HOA needs to minimize its exposure and not allowing tenants a pet is one way to do that. Many of the owners commented they do not need to rent to tenants with a pet because they have a large pool of applicants to choose from. Pet insurance was discussed, no rule changes were made because the owners agreed having the rule gives the HOA an option to deal with bad pet owners.
5. Review Reserve Study and discuss general maintenance and repairs.
- a. Repaint horizontal boards on front decks.
    - 1. **2020 Meeting Results:** Owners approved as annual maintenance.
  - b. Screw and glue building roofs and add roof anchors for snow removal.
    - 1. **2020 Meeting Results:** Joe Bommarito made a motion to approve installing roof anchors and a roof inspection, Mark Bennett seconded the motion, all were favor, and the motion was approved. The owners had a long discussion about snow and ice build up along the roof edges and agreed on mitigating it more often.
  - c. Car port area 201-213 concrete severely spalling.
    - 1. **2020 Meeting Results:** The car port concrete between 201-213 is severely spalling and is being monitored. It was added to the reserve study. Repairs will not work for this and will have to be replaced when ready.
  - d. Annual sewer jetting and cleaning.
    - 1. **2020 Meeting Results:** Scheduled for fall 2020.
  - e. Tree pruning and removal update.
    - 1. **2020 Meeting Results:** HOA is watching the large popular tree behind units 225/227, it is getting very large and will be a risk to the HOA that will have to be mitigated soon in time.
  - f. Discuss birds living under metal roof.
    - 1. **2020 Meeting Results:** Buildings with units 209-215 and 217-227 have birds living and birthing during the spring/summer months. They have found the gap between the roof and fascia and are easily able to get in. Temporary repairs and a permanent fix at the time of the exterior siding project were discussed.
  - g. Owner landscape and window well upkeep responsibility.
  - h. **2020 Meeting Results:** Owners are expected to keep their front window well and landscape area in good shape, maintained, and clean.

## Financial Report

Tom H. reported the Association is in good financial shape, but for another year the Association had more expenses (landscape/groundskeeping, maintenance, trash, insurance) than budgeted, which resulted in a negative net income for the year. The Association's checking account supplemented the lack of funds. The Association finished the 2019-20 fiscal year with a negative net income of \$6,239.42. The two main reason were the unbudgeted projects (metal railings at carport stairs, tree pruning), and trash (debris/furniture) removal to the dump. Large trash/debris/furniture items continue to be left/abandoned next to the dumpster areas and this is a costly expense for the HOA every year. The owners were encouraged to make sure they tell their tenants to not leave furniture next to the dumpsters and to call Peak Property when they see it happen. Owner policing helps.

As of June 10, 2020, the HOA had \$7,477.09 in the operating account, \$18,210.15 in the savings account, and \$33,748.41 in the restricted reserve account and \$3,507.29 in accounts receivable for total asset amount of \$62,942.94.

As of May 20, 2020, there is one severe delinquency. Dues need to be paid at the beginning of each month; fines and penalties are assessed to late payments. The HOA will place a lien on unit's 90 days late on dues. The proposed 2020-21 budget has a few options for the owners to consider. Peak Property recommended a re-allocation of the reserve to the operating account and a \$10-\$15 dues increase (or just a due's increase) for operating income.

**-2020 Meeting Results:** Mark Bennett made a motion to approve the proposed budget option #3 (no dues increase and reallocate disbursement of the current \$200 dues: \$170.00 to income and \$30.00 to reserve account. Jay Scott seconded the motion, no one against, all were in favor, and the motion was approved.

### **Election of Board of Directors**

President-Katie Scott 2020-2021

-Suzy C. made a motion to nominate Katie S. as President, Tom Day seconded the motion, all in favor, motion approved.

Secretary-September Sack 2020-2021

-Jay S. made a motion to nominate September Sack as Secretary, Erin Carlson seconded the motion, all in favor, motion approved.

Treasurer-Erin Carlson 2020-2021

-Suzy C. made a motion to nominate Erin C. as Treasurer, Jay S. seconded the motion, all in favor, motion approved.

Vice President-Open

**Next Meeting Date-Tuesday, May 18, 2021**

### **Adjournment**

Suzy Coykendall made a motion to adjourn the meeting, Jay Scott seconded the motion, all were in favor, and the motion was approved. The meeting was adjourned at 8:43 P.M. on June 16, 2020.