

**Out Run Condominiums Association
Annual Homeowners Meeting
August 9, 2023, 3:00 P.M. MDT**

Call to Order:

Board President, Jonathan Ferrell, called the meeting to order at 3:03 PM.

<u>Roll Call/Establish Quorum</u>	<u>Unit #</u>	<u># of Votes</u>
Laura McCarthy	A3	1
Dusty Demerson	B1	1
Jonathan Ferrell	B4	1
Charlene McAlpin & Jergen Teintze	C2	1
Robert Kennedy	M1	1
Carl Weisbrod	M2	1
Gary Cook	M3	1
Michael Means	O1	1
Kim & David Todd	O2	1
Kevin Adams	P1	1
Jeff & Lynda Mikos	P4	1
Alenka & Jerry Vobornik	P7	1

Members Present Via Zoom:

Ryan Madani	B5	1
Torey Mullen	C4	1
Bryan & Libby Smith	D4	1
Bryan & Kim Word	E2	1
Adam Moore	E3	1
Eugene P Hunt III	J2	1
Andrew Beavers	J3	1
Andrew Phillip Brennan	J4	1
John Card	L2	1
Jan Fielder	M4	1
Steven Barfknecht	O3	1
Russell Hughey	P3	1
Brant Bair	P5	1

Members Present by Proxy

John Card Proxy for:

Russel Maytag	L1	1
Ryan Randles	L3	1

Alenka Vobornik Proxy for:

Elinor Knuston	E4	1
Jeffery Lierly	P2	1

Dusty Demerson Proxy for:

Bud & Rokhshie Malone	A2	1
Bud & Rokhshie Malone	A4	1

Management Company Present:

Mountain Home Management: William Laird
Annalise Smith
Juliana Spinella

A quorum was established with 64.58% of the membership present in person or by proxy.

Proof of Notice

The following motion was made by Dusty Demerson:

MOTION: To waive proof of notice.

SECOND: Charlene McAlpin

Vote: Unanimous

Approval of Meeting Minutes

The following motion was made by Charlene McAlpin:

MOTION: To waive the reading of the August 4, 2023, meeting minutes and approve as written.

SECOND: Alenka Vobornik

Vote: Unanimous

The following motion was made by Charlene McAlpin:

MOTION: To waive the reading of the November 14, 2023, meeting minutes and approve as written.

SECOND: Dusty Demerson

Vote: Unanimous

Officers Report

Jonathan Ferrell opens the meeting with an update on the roofing project. There were some initial challenges to the project. The styrofoam layers proved to be a challenge as particles were blowing throughout the complex, there was a mistiming of removing layers with inclement weather which led to some leaks in lower units, and owners found screws scattered throughout the parking lots. An owner mentioned his frustration with the porta potty and equipment staging locations. Alternative locations for the porta potty and equipment for the future roof replacements were discussed. Axtell Mountain Construction was quick to rectify these issues, and management will remind them to keep their work areas clean. Kevin Adams explained a final walkthrough will be required and final payment will not be issued until the area has been satisfactorily restored. An owner inquired about beginning the next phase of the project earlier in the year. With the timing of finalizing the roof colors and assessment amounts, the project was delayed but management will do their best to get the project started sooner for the next phase.

Managers' Report

Annalise Smith presented the managers' report from the meeting packet including work done over the past year including painting the hot tub deck and railings, installation of new kick plates, a roof screw and glue along with other general maintenance items. Charlene McAlpin mentioned Cottonwood's door also needs a new kickplate and stated Juniper's railings are looking dry. Mountain Home will assess the railings and see about the need for staining.

Financial Report

Smith presented the financial reports. At the time of the meeting, three owners had not paid their assessments in full, but partial payments had been made. Deviations from the budget were discussed. Mountain Home Management is working to get a new quote for master insurance from a new agency. They haven't been very responsive, but they will keep reaching out to the new agency because they were able to provide significant savings for another association managed by Mountain Home. A conversation ensued regarding the roof snow removal contractors. Ferrell explained that the board will work on a snow removal game plan for the coming winter.

Proposed Budget

Smith presented the proposed budget for the 2024-2025 fiscal year. McAlpin inquired about potential savings for the current or future roof project. Laird explained he doesn't anticipate savings due to recent conversations he's had with Axtell Mountain Construction. Laird mentioned potential cost savings in completing the remainder of the roofs next year. Ferrell explained the hardship this could pose to some owners, although this was considered by the board. Smith explained she included a spreadsheet with expected future roof replacement costs based on the estimate for Aspen and Birch. She increased the cost year over year and broke out each unit owner's potential assessment amounts for the next two years. An owner inquired about other sources of financing for the project.

An owner compelled the board and management to solicit new bids for the remaining roof build out and replacements. He inquired about the amounts and timing of future assessments as well as expressing his frustration with the timing of this year's assessment and the contractor selection process. Management and the board explained this project was a moving target. It took some time to create a scope of work, but nobody was sure what was to be uncovered with the roofs and how much work would actually be required to get the roof in satisfactory condition. The board and management agreed to solicit new bids but clarified this work was not just replacing metal panels. The board recommended owners read all meeting minutes.

McAlpin requested Mountain Home Management double check thermostats, base board heater length, and sump pumps to ensure they are all on and running at appropriate times so as not to waste electricity. Micheal Means inquired about standing water in a storage unit that he read about in some minutes. Smith's recollection is that a realtor called and stated the subfloor in the storage unit was saturated. The potential new owners stepped on the sub floor and her foot went through. The realtor called Mountain Home Management about it and Mountain Home went up

and checked the crawlspace where there was no standing water and replaced the subfloor. Andrew Brennan inquired about the water main break. Laird confirmed the proper repairs were made, crawlspaces were checked and dry, the excavated area has been backfilled, seeded, and grass is growing. He has no concerns about any structural damage to the building. Laird stated this could have been a big expense for the association but since this was a break to the main line, the Town of Mt. Crested Butte was responsible for all repairs.

Old Business: ESA

Annalise Smith included the ESA letter drafted by association attorney David Leinsdorf that owners and property managers can use in terms of making decisions for STR's and their allowance of ESA's.

New Business

Smith reviewed the new open flame laws that will become effective for all multi family and community associations in 2025. No charcoal or open flames will be allowed on decks. The letter from the insurance company was included in the packet.

Smith inquired about smoking cigarettes on decks. The members agreed this has not been an issue and if owners have issues with it, they should talk to their neighbors.

Unscheduled Business

An owner mentioned a dog poop problem. The board agreed to add one or two additional dog waste bag stations and encouraged owners to pick up after their pets. Demerson explained someone needs to adjust the hot tub gate latch. A discussion ensued regarding hot tubs and hot tub rooms. The board asked management to get a survey out to the members regarding their interest in either keeping hot tubs or turning those rooms into something else.

Election of Directors

The following motion was made by Dusty Demerson:

MOTION: To re-elect Kevin Adams and Alenka Vobornik to serve another term on Out Run's Board of Director's.

SECOND: Gary Cook

Vote: Unanimous

Establishment of Next Meeting Date

The next annual meeting was set for Friday, August 8, 2025 at 3 PM MDT.

Members agreed to have an association get together on August 7, 2025 at 5 PM MDT.

The following motion was made by Jonathan Ferrell:

MOTION: To adjourn the meeting.

SECOND: Dusty Demerson

Vote: Unanimous

There being no further business, the meeting was adjourned at 4:59 PM.