

**CHATEAUX CONDOMINIUM ASSOCIATION  
BOARD MEETING  
September 19, 2020  
MT. CRESTED BUTTE, COLORADO**

**Call to Order**

The meeting was called to order by the Board President, Rory Baruth, at 9:25 A.M.

**Quorum Established**

A quorum was established with 4 of 5 Board members present.

**Board Members Present:**

Rory Baruth  
Alan Adams  
Barbara Cameron  
Bill Hoytink

**Management Company Present:**

Danny Myers

The purpose of this year-end meeting is to review business items and financials for the 2019-20 fiscal year, which ended June 30, 2020 and review plans and budgets for FY 2020-21.

**Reading and Approval of Past Minutes – February 8, 2020**

Danny and the Board reviewed the minutes from the February Board meeting.

Alan made the following:

Motion:	Accept the minutes as presented.
2 <sup>nd</sup> :	Rory
Vote:	Unanimous approval

**Financial Report**

Danny reviewed the draft Income and Expense report for the year ending June 30, 2020. The report also includes a proposed budget for the 2020/2021 fiscal year.

Our Revenue for the year was at 99% of budget. The one percent short-fall (\$3,700) came primarily from lower income in laundry machine revenue and rental occupancy fee collection, both likely due to COVID with lower vacation occupancy in March and June due to travel restrictions. We will remind the renting owners to pass the \$7 per night rental occupancy fee on to their renters (and remit it to the HOA), as this fee off-sets wear and tear brought about by their renters.

We recalled that we budgeted a \$52,000 shortfall for the fiscal year, though \$40,000 of this was covered from recent prior Operating Carryover money. As it turned out, we spent just \$26,000 more than we collected, reducing our \$40,000 prior years surplus to \$14,000.

With an average to below average snow year, we saved \$13,000 in snow removal costs, and an additional \$18,000 was saved by not having to tap into our Operating Contingency. As is usual, in

most of our budget lines, we spent a bit more than usual; others less. As an example, the water company raised the monthly charge to all dwellings in Mt Crested Butte more than the 4% we anticipate, putting that line item \$2,500 over budget. Electricity was \$1,400 under budget; Internet \$1,100 over.

At our February 2020 meeting, we decided to implement a \$30 per month occupancy fee for full-time residents beginning January 1, 2021, though we needed to determine whether our governing documents disallow such a fee. In reviewing our By-Laws prior to this meeting, it was decided we should rescind that occupancy fee at least for the time being, as our governing documents were not clear on charging more dues to full-time residents.

Looking at our Capital expenses for the year, we spent a total of \$31,000. This included finishing the deck replacement project last fall, replacing the heater in the men's sauna, installing additional slate tile on the second floor of each building, repairing some water damage from a leaking roof in building D, repairing several aluminum roof panels on building C, and installing a new gate lock system at the pool.

This coming year, we have budgeted to replace the roofing on D where the leak occurred, paint the pool fence, and re-asphalt the upper driveway (which was just completed yesterday). We also plan to replace the carpet in the hallways. We felt it wise to replace the carpet with 2 foot square carpet tiles instead of broadloom rolls as they currently are. This will allow us to replace damaged sections easier (without having to replace an entire hallway if we can't get matching carpet). The cost is estimated to be \$57,000 for all 5 buildings, 3 floors per building. The project is anticipated to be initiated and completed in November.

Bill made the following:

Motion: Approve the carpet replacement proposal and budget of \$57,000 from Capital.  
2<sup>nd</sup>: Barbara  
Vote: Unanimous approval

Reviewing our Operating budget for the coming fiscal year, we recalled that at our February meeting we had approved an increase of \$50 per month beginning January 1, 2021. Having now completed our fiscal year, we see that this increase is still necessary. The Board discussed the ongoing concern expressed by both guests and owners that the wi-fi does not meet the expectations of today's world, even more so with more people needing to stream business meetings. Over 20 owners now pay for their own modems to meet their needs (typically at \$50 to \$80 per month). Spectrum has offered to supply each condo with their own private modem for just \$20 per month. Adding this cost to the needed \$50 per month dues increase to balance our budget, the Board amended their prior meeting motion to increase the Dues by \$70 per month beginning January 1, 2021. We will also inform the owners to anticipate a 1-3% increase annually going forward, as expenses such as Water, Cable, and Insurance historically increase \$5 each per month every year.

Alan made the following:

Motion: Increase the Dues to \$595 per month beginning January 1, 2021  
2<sup>nd</sup>: Bill  
Vote: Unanimous approval

Prior to our Annual meeting, we will prepare and distribute the budget and a narrative reminding the owners how simple the dues formula is...that revenue must equal expenses.

Our Accounts Receivable report currently shows two owners over 90 days in arrears on their monthly dues payments. We will continue to monitor the A/R to ensure owners stay current on their dues.

## **OLD BUSINESS**

### **Hallway Closet Rentals**

Beginning January 1, 2021, we will adjust the fee for our larger hallway closets to \$50 per month to owners who are leasing (or want to lease) the several closets that are located in each building.

### **Asphalt Driveway**

United Companies re-asphalted the driveway, 16 feet wide, 5 inches thick from our north entrance off of Marcelina Drive to the pool.

### **Pool Tile Replacement**

We still have pool tile on our Capital to-do list.

### **Gothic Stairway and Pool Fence Painting**

Tom Aton completed the painting of the railings on the stairs to Gothic Rd. The pool fence painting was also completed this summer.

## **NEW BUSINESS**

### **Dedicated Wi-Fi in Each Condo**

Danny will coordinate with all the owners to get their internet modems ordered and installed in December 2020 through March 2021.

### **Condo Rule Placards**

We will ask all the renting owners to inform their guests of our rules, for instance no bikes in the buildings, no dogs, quiet hours, recycling protocols.

### **Establish Date of Next Meeting**

The Annual HOA Meeting was scheduled for October 24, 2020, at 9am...and will include a Zoom option.

### **Adjournment**

There being no further business, Association President, Rory Baruth, adjourned the meeting at 11:35am.

### **Approval:**

\_\_\_\_\_  
Rory Baruth

Chateaux Association President

\_\_\_\_\_  
Date