

**CHATEAUX CONDOMINIUMS ASSOCIATION  
ANNUAL OWNER'S MEETING  
AUGUST 19th, 2011  
THE CHATEAUX CONDOMINIUMS CLUBHOUSE  
MT. CRESTED BUTTE, COLORADO  
www.chateauxcb.org**

**Call to Order**

The meeting was called to order by the Board President, Jack Patton, at 4:05 PM.

**Roll Call/Establish Quorum:**

**Members Present in Person**

<b>Name</b>	<b>Unit #</b>
Jack Spruiell	109
Theresa and John Brooks	203
Lawrence & Delores Barzune	204 & 311
Tom & Mary Aton	209
John & Jean Wheaton	211
Jack & Caryn Patton	303
Louie & Joyce Raven	401
Rory & Mary Baruth	407
Sandra Scroogie	411
Gregg & Georgine Fries	501
Hoitink/Sheean	508
Alan Adams	504 & 511
Matt Hayes	512

**Members Represented by Proxy**

**Jack Patton proxy for:**

Gamel	101
Fairvalley	106
Taylor	111
Doyle	208
McTaggart	212
Hoaglund	302
Burke	402

**Theresa Brooks proxy for:**

Davis	201
Bader	503
Hollywood	507

**Rory Baruth proxy for:**

Federico	104
Boenig	110
Dobson	305
Young	307
True	410
Myers	505

**Louie Raven proxy for:**

Wilson 102  
Woods 202

**Matt Hayes proxy for:**

Leeming 404

A quorum was established with 59% of the membership represented in person or via proxy.

**Board Members Present:**

Jack Patton  
Bill Hoitink  
Alan Adams  
Theresa Brooks  
Rory Baruth

**Management Company Present:**

Danny Myers

**Reading and Approval of Past Minutes – August 14, 2010**

Jack Patton summarized the minutes for those in attendance.

**Motion:** By Mary Baruth to waive formal reading, and accept past minutes as submitted.  
**Seconded:** Gregg Fries  
**Vote:** Unanimous Approval

**REPORTS**

**Manager's Report**

The following report was submitted in writing and reviewed orally by Danny Myers.

My first full fiscal year managing The Chateaux's Homeowners' Association came to a close June 30th. We were again successful in keeping expenses under control, which will allow the Board to adequately fund our Long-term Capital Budget...while keeping the monthly dues unchanged. We were able to draw half of the needed funds to complete the Fire Escape Project from monies already collected from owners, keeping the Special Assessment smaller.

We completed several small projects to improve The Chateaux (smaller than last year's large projects like unit deck staining, asphalt re-sealing, pool resurfacing, tree planting, and laundry area tiling). This year's projects included:

- Adding a solar spot light to our entrance sign
- Repairing the surface water gutter (valley pan) by the dumpsters
- Removing the old, unused large dumpster
- Improving the electrical grounding in each unit
- Upgrading and repairing several building entrance lighting issues
- Adding slip-reducing floor plates to the entrances outside each building
- Installing the wind screen on the pool fencing

No Capital projects were completed this fiscal year, but all the plans have been completed to replace and upgrade the 10 fire escape stairways. This work is set to begin in early September and be completed by late October or early November, while occupancy is low and before the snows start accumulating.

Work has begun on again upgrading the internet capacity and reach. While last year's improvements were well received, the new upgrades will help with connectivity on the higher floors and with increased speed during high occupancy times.

Main areas of focus for this coming year will be improved snow removal at the building entrances and continued grounds appeal by nurturing the native grasses and wildflowers and continuing to attack the ditch daisies and dandelions.

### **Financial Report**

Alan Adams, Treasurer, reviewed the un-audited year-end 2010-11 income statement, as well as the 10-year capital plan, included in the meeting packet. Our net income at year end was \$37,050 better than anticipated when we allocate the budgeted long-term capital amount (\$43,800) into our Capital Reserve Fund. The Board allocated an additional \$6,200 to the Capital Reserve fund, bringing our net income to \$31,000. \$19,000 of that is due primarily to un-budgeted revenue (IRS refund and collection of daily resort fee from vacation guests); the remaining \$12,000 is due to our expenses matching our budget and not having to dip into our \$12,000 budgeted contingency.

The overall 2011-12 budget, which includes allocating \$50,000 into our long-term Capital Fund, will be very similar to this past year, allowing us to keep the dues steady at \$475 per month.

The 10-year Capital Plan was discussed, which allows for replacement of the pool and hot-tub heaters this year if necessary, as well as some additional small projects. The expense to replace clubhouse furniture will be deferred to a later year, as the furniture is in decent shape as of this date. Replacing the aluminum roofing is the largest expense that will occur in the next 10 to 20 years; the plan is that un-spent capital contingency monies over that period can go toward paying for the roof, just as \$45,000 of the fire escape project will be paid for by savings that have occurred these past 2 years.

### **OLD BUSINESS**

#### **Pet Policy**

The Chateaux will continue to allow owners only to bring their dogs between June 1 and December 1, but it was noted that several owners are not respecting the need to clean up after their dogs. This is important if the privilege of allowing dogs is to be continued.

#### **Fire Escape Project**

The Fire Escape replacement project construction will begin in the next couple of weeks. The plan is to install appropriate footers for the new stairs, to reduce the width and depth of the stairs to keep them better protected under the roofline, and to ensure that the new railings will be constructed to be sturdier and to meet building codes and insurance requirements. The stairs and landings will be open steel to allow snow to fall through and accumulate less. It is expected that the project will be completed prior to winter traffic arriving in force. Only one fire escape per building will be out of order at any given time. The budget is tracking as expected to date.

The Board has been debating on the best color choice for the new fire escapes, with the two options under consideration being to keep them the color of the building (the pro being that this might conceal them some; the con being the fire escapes can't really be concealed and the building color could change some day) or painting them black (the pro being that because they can't really be concealed, they should match the balconies; the con being they would stand out more). The question was brought to the owners present at the Annual Meeting, and they voted almost unanimously to paint the new fire escapes the same color as the building.

## NEW BUSINESS

### Owners' Open Forum

The Board was asked if additional landscaping would occur in the near future. Jack shared that once the fire escapes are completed, some re-seeding and drainage beds between the buildings will be addressed. Theresa also explained to the owners that the manicured areas of the property will remain being manicured, while the areas of wild grasses and wildflowers will be allowed to flourish naturally, re-seeding themselves and filling in for a more complete, natural mountain landscape appearance.

The Board confirmed for the owners that several failings in the asphalt driveway will be repaired this fall and then re-evaluated in the spring to see if further repair is necessary. The Board also shared that increased snow shoveling is planned for this winter to keep walk areas safer, and greater attention to common area housekeeping will be a priority, including the building hallways and the pool bathrooms, with some possible upgrades to the pool baths being proposed.

An owner asked if the railroad tie walls will be addressed as the landscape plan had called for. Jack shared that the tiering with boulders will not occur at this time, though that is still in the plan to possibly complete in the future; the Board being cognizant of keeping additional assessments down at this time. One of the owners shared that some of the aspens that had been planted many years ago have now grown to limit the views of the surrounding mountains. It was asked that these trees be evaluated for possible trimming to restore views.

It was reported that un-authorized use of the pool area has declined dramatically in the past year and a half. Several people were charged with trespassing this past year and had to pay substantial fines; incidences like this will reinforce the fact that the pool at The Chateaux is for condo guests and owners only and not a community pool. The biggest un-authorized use typically comes from guests of long-term renters. The Board has discussed possibly restricting guests of non-owners, but no action to change the policy has yet been taken. The pool will again be closed from mid-September until Thanksgiving and from early April until mid-June.

### Election of Officers

Two board seats, currently held by Rory Baruth and Alan Adams, are up for election and each indicated they would be willing to serve again. Rory and Alan were each nominated from the floor. There being no additional nominations, nominations were closed.

**Motion:** By Louie Raven to elect Rory Baruth and Alan Adams to three-year Board terms.

**Seconded:** John Wheaton

**Vote:** Unanimous Approval

### Establish Date of Next Annual Meeting

The next annual meeting was tentatively scheduled for Friday, August 17, 2012.

### Adjournment

Association President, Jack Patton, adjourned the meeting at 5:05 PM. There was then a BBQ for all homeowners.

### Approval:

\_\_\_\_\_  
Theresa Brooks  
Chateaux Secretary

\_\_\_\_\_  
Date