

Ponderosa Condominiums Association
Board of Directors Meeting
December 11, 2020 1:45 p.m. MST
Zoom Video Conference Call

Call to Order

President Beverly Ross called the meeting to order at 1:48 p.m.

Roll Call

Board members present by Zoom:

Bart Boatright
Dan Key
Kay Hutchings
Jim Peay
Beverly Ross

Management present by Zoom:

William Laird
Annalise Smith

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

Proof of Notice

Official notice was provided via email on December 9, 2020.

Reading and Approval of Minutes

Kay Hutchings made the following:

Motion: To approve the minutes of the June 27 and November 10 Board meetings.
Second: Jim Peay
Vote: Unanimous approval

Unfinished Business

None

New Business

Ponderosa Condominiums Association Management

Beverly asked Billy Laird of Mountain Home Management how everything was going so far. Billy said he hired Jerry Smith to assist with the management of Ponderosa. Billy also mentioned he had contacted JCI, the snow plowing contractor, about improving the work they are doing at Ponderosa.

Rules and Regulations

The following modifications to Ponderosa's Rules and Regulations were proposed:

Paragraph 4. Delete "Arrangements for parking small trailers that fit into one parking space must be made in advance of your stay with Crested Butte Condominium Management (970-349-5853)."

New Paragraph 6. "Charcoal burners and other open-flame cooking devices are not permitted on decks, with the exception of LP-gas cooking devices having an LP-gas container not greater than 1-pound capacity." (This rule is needed to comply with Mt. Crested Butte code.)

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Jim Peay made the following:

Motion: To adopt the proposed changes to Ponderosa Rules and Regulations

Second: Kay Hutchings

Vote: Unanimous approval

Beverly stated owners who short-term rent must have their chimneys inspected this year to obtain a license for 2021. The vendor Ponderosa uses recommends biennial inspections, which were last done in 2019. Beverly and Billy will work out the details following the meeting, but clarified the additional cleanings will be at the owner's expense.

Operating Budget

Beverly stated there were a few line items in the proposed budget, such as snow plowing and roof snow removal, that are difficult to budget, since these expenses can vary so much from year to year. She noted that proposed operating expenses exceed operating income by \$6,800 and might require an increase in monthly assessments. The Board agreed to evaluate the need for a dues increase in June.

Bart Boatright made the following:

Motion: To approve the proposed operating budget

Second: Jim Peay

Vote: Unanimous approval

Capital Budget

Some capital projects scheduled for 2020 were not accomplished and are carried over to 2021. They include seal coating of the parking lots and walks (\$6,850), purchase of a new dumpster (\$2,758), stone veneer for Building 3 foundation (\$2,400), and replacement of two interior doors (\$1,000).

It was agreed to defer the purchase of a new dumpster. Billy will contact the contractor and make sure the stone veneer project is done next spring. Beverly explained that United Companies, the paving contractor, recommends seal coating the first or second year (the paving was done in 2019). Billy will provide a bid from Mountain Home Management to replace the doors.

Kay Hutchings made the following:

Motion: To leave the sealcoating, stonework, and entry doors in the capital budget for 2021 and defer the purchase of a bear resistant dumpster.

Second: Bart Boatright

Vote: Unanimous approval

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Jim Peay made the following:

Motion: To adjourn the meeting

Second: Bart Boatright

Vote: Unanimous approval

The meeting adjourned at 2:23 p.m.