

Ponderosa Condominiums Association, Inc.

Annual Meeting

June 26, 2021 – 10:00 a.m. MDT

Zoom Meeting

Call to Order

President Beverly Ross called the meeting to order at 10:02 a.m.

Roll Call/Establish Quorum

Members Present via Zoom:

Sylvain & Pam Hayoun	1A
Frances Boatright 2000 Trust (Bart Boatright)	1B
Jim Peay	1C
Little Hoss LLC (Ann Hanson)	1F
Richard T. O'Kell Trust (Beverly Ross)	2A
Dan Key	2B
Isaac (Ike) Hiles	2C
Richard T. O'Kell Trust (Beverly Ross)	2E
David James & Jeanne	2F
Kay Hutchings	3A

Members Present by Proxy:

Beverly Ross proxy for:	
Tasch	3B
Brogdon	3C
Bart Boatright proxy for:	
Johnston	1D

Management Company Present:

William (Billy) Laird
Annalise Smith

A quorum was established with 13 of 17 (76%) of the members in good standing present in person or by proxy.

Proof of Notice

Notice of Annual Meeting was emailed May 25, 2021.

Reading and Approval of Past Minutes

Kay Hutchings made the following:

Motion:	To waive the reading of the minutes of the June 27, 2020 annual meeting and approve them as submitted
Second:	David James
Vote:	Unanimous approval

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Reports

Officers

The President's Report was included in the Annual Meeting Packet and was posted on www.ponderosacondos.org. The report addressed the transition to new Association management and the valley opening up following the lifting of COVID-19 restrictions. As of July 1, Gunnison County is “fully open.” Elk Avenue will again be one-way for the summer and Crested Butte Mountain Resort’s lifts will run through September 6, 2021.

Jim Peay reported his findings after reaching out to other associations regarding their dues amounts for two-bedroom units. Evergreen dues are \$490 per month and Mountain Edge units are around \$430 per month. More information will be gathered for comparison.

The Financial Report presented in the packet included 2020-year end and 2021 through May financial statements. The Association had a net loss of \$6,175 at the end of May 2021 and budget deviations were explained. The Board will monitor the Association’s financial position and make an adjustment to monthly assessments if necessary.

Manager's Report

Billy Laird explained there have not been many major issues at Ponderosa since taking over management last December 1. There was a backup in a drain line in building 2 that appeared to be from heavy garbage disposal use that was addressed. A new snowplow contractor was hired. Guidelines in deciding the necessity of roof snow removal were discussed. Billy stated his team would do a better job of mitigating the melt off, seepage and freezing in the garages this upcoming winter. United Companies recommended crack sealing all joints where the asphalt meets the garage concrete.

Election of Directors

The term of Dan Key expires this year.

Kay Hutchings made the following

Nomination: Dan Key

Sylvain Hayoun made the following

Nomination: Sylvain Hayoun

Dan Key was elected by secret ballot.

Unfinished Business

Reminder- Gas Grills not Permitted

No gas grills are permitted on decks unless they have been adapted to use small propane tanks.

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Stone Veneer- Building 3

Billy is attempting to get firm prices for the cost of the stone veneer on Building 3B deck foundation as well as repairs to stone walls and cap stones on all three buildings and the patio.

Hot Tub Replacement

Bart Boatright presented his findings for the option of replacing Ponderosa's hot tub with a commercial hot tub. The perimeter walls and deck would need to be rebuilt. An equipment room would have to be built which would all be a significant investment. Billy referenced a few commercial hot tub projects he has completed which ranged in price from \$85,000 to \$120,000 and stated he has not had many issues with the current hot tub. The Board will consider buying a spare control panel since that has been the most frequent cause of the hot tub being out of order. A discussion ensued regarding the hot tub hours. The issue will be taken up at the Board meeting.

Old Business

None

New Business

Consideration of 2021 budget as required by Colorado law

Colorado Law requires that unit owners be given the opportunity to veto the annual budget approved by the Board of Directors. There was no motion to veto the 2021 budget.

Excess Membership Income Resolution

David James made the following

Motion: To adopt the resolution that any excess membership income over membership expenses as defined in IRS Reg 1.277-1 shall be applied against the subsequent tax year operating expenses and/or reserve fund as provided by IRS Revenue Ruling 70-604.

Second: Kay Hutchings

Vote: Unanimous approval

Inspection & Cleaning of Chimneys and Fireplaces

Ten units have installed electric log sets in their fireplaces and no longer require chimney inspections. The remaining eight units are due for the biennial inspection (and cleaning if necessary) required by the Association this year. Stove Depot & Duct Doctor of Grand Junction has performed this service for many years and will provide it again this year. However, the Association will no longer absorb the cost of chimney inspections and cleaning, but will instead bill the cost to the units requiring them.

The Town of Mt. Crested Butte requires the chimneys in short-term rental units to have annual inspections. Next year's inspections for those units will be coordinated with other associations served by Stove Depot & Duct Doctor.

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Update of Association Records

Management will be sending an email to confirm they have the most up to date owner and local/emergency contact information.

Electric Vehicle Charging Station

A discussion ensued regarding the charging of electric vehicles at Ponderosa and if that was an expense that needed to be monitored. There are some charging stations in the Town of Crested Butte and there may be a couple of charging stations in the parking garage adjacent to the Grand Lodge. There are plans to install rapid charging stations in the "Rasta" parking lot west of Ponderosa.

Window Washing

Billy was asked if his company does window washing and he replied "yes." An email will be sent to gauge member interest.

Other Business

The members reviewed the rules and regulations regarding parking, pets, unit entry doors locks (they must be keyed to the Ponderosa master), and for remodeling of units. The members discussed additional parking availability in the town of Mt. Crested Butte (there isn't any). A member asked about displaying flags. Laws related to this will be investigated.

Establish Next Meeting Date

David James made the following

Motion: To hold the next Annual Meeting on **Saturday, June 25, 2022.**

Second: Bart Boatright

Vote: Unanimous approval

It was noted that a hybrid Zoom/in-person annual meeting should be considered for next year.

Ike Hiles requested the Board consider purchasing a better grill.

Adjournment

James Peay made the following

Motion: To adjourn the meeting

Second: Bart Boatright

Vote: Unanimous approval

The meeting adjourned at 11:07 a.m.