

Chateaux Condominium Association

Board Meeting

August 1, 2026

Mount Crested Butte, Colorado

Call to Order

The meeting was called to order at 8:05 by Board President Rory Baruth

Quorum Established

5 out of 5 Board Members Present

Board Members Present

Rory Baruth, Barbara Cameron, Spencer Armstrong, Tom Aton, Michael Vaughn

Management Company Present

Nick Praggastis, Edge Property Services

Motion to Establish Last Board Meeting Minutes

Tom motioned to approve the Board Meeting Minutes. Spencer 2nd the Motion. Vote 5 Yes. Passes Unanimous.

Discussed Speed of Buses and Cars in Parking Lot

Talked about possibly installing removable speed bumps. Talked about a flashing speed sign. Rory will talk to Mountain Express about speed of buses.

Dues and Capital Fund

Will vote on Dues increases in Board Meeting in March every year. No dues increase this fiscal year 26/27

Windows

Broken windows must be replaced by the HOA approved window. Board will investigate and approve the window.

Parking Lot

Will monitor the potholes in the upper driveway. Will probably need to patch in 2-3 years.

Interior Lighting

We are in the process of replacing all the interior lights with LED and all the Exit signs in the hallways.

Closets

We have 4 closets available. The problem is they have hot water heaters in them. Therefore access for repairs is important.

Painting

Rory and Tom will paint the patches on fire escapes. Nick will get a gallon of paint for the siding for patch work.

Stone Replacement

Ryan Sutton has been contracted to replace all the loose stones over the next year.

CD Accounts

Will transfer money in BMO CD to Belco CD as they mature.

Carryover Funds

Carryover funds will be presented to the HOA. Vote to move carryover into Capital fund.

Adjournment

Rory called the meeting at 10:23