

**CHATEAUX CONDOMINIUMS ASSOCIATION
ANNUAL OWNER'S MEETING
August 1st, 2025
THE CHATEAUX CONDOMINIUMS CLUBHOUSE
MT. CRESTED BUTTE, COLORADO
www.chateauxcb.org**

Call to Order

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

Roll Call/Establish Quorum: Members Present in Person

Name	Unit #
Cameron	102
Haller	105
Fairvalley	106
Snow	108
Hibbard	111
Davis	201
Robinson	202
Ambrosia & Brian	204
Teri	206
Hibbard	208
Peters	311
McLarney	401
Rory & Mary Baruth	407
Bauman	408
Turner/Hawk	411
Milligan	501
Spinks	502
Vaughn	504
Schultheis	505
Schwartz	507
Brad & Monica	510
John & Lisa	511

Members Represented by Proxy

Rory Baruth proxy for:

Federico	104
Boenig	110
Skye	112
Wheaton	211
McTaggart	212
Young	307
Sparks	312
Burke	402
Sutton	404
Power	405
Frasier	409

Barbara Cameron for:	
Hoaglund	302
Moreau/Boenig	110
Michael Vaughn for:	
Armstrong	308
Christine Hawk proxy for:	
Hayes	512
Otis Schultheis proxy for:	
Aton	209
Dickerson	509
Zipf for	
Tacl	206
Tacl	210
Snow 108 proxy for:	
Bethurem	101

A quorum was established with 70% of the membership represented in person or via proxy.

Board Members Present: Rory Baruth
 Otis Schultheis
 Chuck Spinks
 Barbara Cameron
 Michael Vaughn

Management Company Present: Danny Myers

Reading and Approval of Past Minutes – August 2, 2024

Motion: By Jim Haller to waive formal reading and accept minutes as submitted.
Seconded: Deborah Bauman
Vote: Unanimous Approval

REPORTS

President’s Report

Rory announced that Danny will be retiring as the HOA manager after 16 years of service. Rory introduced Nick Praggastis as the new manager. Nick will complete training sessions with Danny over the next two months and will take over on October 1, 2025.

Financial Report

Danny reviewed the Income and Expense handout with the owners. Our Revenue for the 2024-2025 fiscal year was \$503,330. Monthly owners’ Dues make up 97% of this revenue, while the final 3% (\$16,000) comes from laundry revenue and renting hallway closets to owners who are interested. On the Expense side, after allocating \$86,000 to future Capital Projects and spending \$411,000 on Administrative expenses (like Insurance and our annual audit), Maintenance, Utilities, Snow Removal, and HOA management and daily operations, we had an Operating Surplus of just under \$6,000. This can carry over into our 2025-26 budget as Operating Contingency, in the event our next year’s revenue is not sufficient to cover our expenses.

Each year, our auditor asks us to approve the carry-over funds being officially carried over to next year.

Motion: By Jim Haller to apply our operating surplus carry-over (anticipated following audit to be \$5,800) to the 2025-26 Operating Budget.
Seconded: Christine Hawk
Vote: Unanimous Approval

In order to plan for a balanced budget again this next year, our Monthly Dues were increased 5.9% from \$675 to \$715. The largest expense increases will come in Insurance, monthly Water and Sewer charges, and weekly Garbage pick-up. While we were able to save money in Snow Removal this last year due to having just 200 inches of snow instead of our average 250 inches, this Snow Removal category is always the biggest budget unknown. Having our Operating Carryover money as a Contingency account will help cover snow removal if we have more snow than average in any given winter.

Looking at our Capital Expenses for 2024-25, we had a large \$58,000 expense to replace the asphalt driveway from the pool down toward Gothic Rd. The Mount Crested Butte Downtown Development Authority contributed an additional \$56,000 to the project. Rory worked tirelessly to gain this cooperative agreement. Thank you, Rory...and thank you Mt CB DDA.

Our anticipated Capital Expenses for 2025-26 include Seal Coating the driveway and parking lots, adding stone to the hot-tub/pool wall, and resurfacing the bottom of the pool. We anticipate these expenses to be approximately \$53,000. With \$86,000 currently budgeted to be allocated to future capital projects, the Capital Fund could be bolstered by \$33,000 this coming year. This money will be needed as future projects like building painting and metal roof replacement come in to play at some point in the future.

Election of Officers

Two 3-year Board seats were up for election. Current Board members Chuck Spinks and Michael Vaughn were nominated. With no additional nominations, Chuck and Michael were approved to serve another Board term.

DISCUSSION ITEMS

Trash and Recycling– For the past several years, we have allowed the Timbers Condos to use our recycling bin. The volume has become too much for just one recycling dumpster, so Timbers will be getting their own. Trash volume is still an issue, especially on busy weeks like Christmas, New Year's, Spring Break, and July 4th. We have budgeted an extra weekly pickup for ski season and summer months to try to lessen overflow issues.

Plumbing Realities – Danny shared that we had a sewer waste line clog in the B building this past spring that took a lot of effort and expense to clear. Because our pipes are 50 years old, we thought it important to post kitchen and toilet suggestions for all owners and guests. We will create a flyer asking folks to not put certain items down the kitchen sinks, like egg shells, coffee grounds, potato skins, and bacon grease. For the bathrooms, we will ask that only toilet paper be used in the toilets (please no baby wipes, etc.).

Expanded Owner Communication efforts – Owners have asked for additional HOA goings-on communications beyond the monthly note that accompanies our Dues statement email. Nick plans to increase communication efforts. This could come in the form of adding an Owners' Page to our website

where Nick can post upcoming happenings and post answers to Frequently Asked Questions. It was suggested that we explore a possible Forum format also.

Proof of Individual Condo Liability Insurance – Owners were reminded to provide their insurance declaration page annually, as our rules require.

Smoking on the Decks – We will research whether we can ban smoking on the unit decks, as the smoke tends to blow into open windows of neighboring condos, particularly on the summer months when we enjoy having windows open.

Additional Discussions – Two of our buildings have Boot Brushes at the entrance to help keep the hallways cleaner. We will purchase those for all the buildings.

While the buses have done a good job keeping their speed to 5 MPH, we should look into additional efforts we can undertake to keep the car traffic speeds more under control. While speed humps in the winter are not an option because of snow plowing, we will research other speed control/encouragement options.

We will continue to replace rocks that fall off the chimney stacks and building skirts due to our harsh winters and snow freeze/thaw cycles.

An owner suggested additional pool monitoring during busy times to help enforce rules and order.

An owner mentioned that the First Tracks van system might be available from town after the bus stops running for \$20 per person.

Establish Date of Next Annual Meeting

We will again have the Annual HOA Meeting coincide with the annual Art Fair week-end. We will confirm Art Fair weekend is August 1-2 next year, putting our Meeting on Friday, July 31, 2025.

Adjournment

There being no additional business, the meeting was adjourned at 5:45, with cook-out to follow by the pool.

Approval:

Barbara Cameron
Chateaux Secretary

Date