

Chateaux Condominium Association

Annual HOA Owner Meeting

August 1, 2026

Mount Crested Butte, Colorado

Call to Order

The meeting was called to order at 4:05 by Board President Rory Baruth

Roll Call/Establish Quorum

Hawk/Turner 411

Martinez 505

Flemming 502

Zipf 306

Anderson 205

Haller 212

Haller 105

Federico 104

Queralt 511

Sullivan 204

Bauman 408

Hibbard 208

Hibbard 111

McLarney 401

Bethurem 108

Bethurem 101

Simmons 203

Robinson 202

Keating/Tran 510

Tonnish 404

Brady 103

Members Represented by Proxy

Rory Baruth:

Banazek 304

Boenig 110

Burke 402

Griffith 106

McRae 207

Peters 311

Queralt 511

Sparks 312

Steed 112

Young 307

Brian Turner/Christine Hawk:

Hayes 512

Laurich 303

Barbara Cameron:

Haoglund 302

Michael Vaughn:

Restivo 109

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

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 Meeting Minutes

Christine Hawk motioned to approve the Meeting Minutes. Jim Haller 2nd the Motion. Passes Unanimous.

President Report

Rory talked about the projects that Nick has done over the past year.

Building Rocks

Ryan Sutton has been working on replacing the rocks that have fallen off the side of the building.

Spectrum

Michael got the Spectrum bill negotiated for 4 years without any price changes.

Insurance

Nick negotiated a new insurance policy for the year and eliminated the double coverage. Rory explained the policy details and what insurance the owners needed to get.

Sewer Pipes

Rory explained Nick's findings in the sewer pipes while inspecting them this summer. There was a lot of grease starting to build up. He also found a tree root that had grown into one of the PVC pipes running from building C. He has a plan in motion to get that dug and repaired. Rory reiterated that nothing goes down the sinks except liquids and nothing down the toilets except toilet paper. We will make signage for the bathrooms and kitchens.

HOA Dues

Talked about not increasing them for the Fiscal Year 25/26. The HOA will increase the dues in 26/27 to help with Capital Savings.

Budget

Nick went over the previous years budget. We had a \$27,493.27 surplus. The recommendation was to put that surplus into the Capital Fund.

Jim Haller motioned to move the surplus into the Capital Fund. Ariel Martinez 2nd. Passes Unanimous.

Paint

Fire escapes will be repainted by Rory and Tom with spray-paint. Nick will get a matching color for the siding so spots can be painted.

Parking Lot

Cars and Buses speeding in the parking lot is a problem. Rory will speak with Mountain Express about the buses.

Elections

Two board members were up for election. Board President Rory Baruth and Board Member Spencer Armstrong. No additional nominations were added. Both were re-elected.

Adjournment

Rory called the meeting at 5:47

