

**CHATEAUX CONDOMINIUMS ASSOCIATION**  
**ANNUAL OWNER'S MEETING**  
**August 13th, 2021**  
**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**

<b>Name</b>	<b>Unit #</b>
Shannon Darab	101
Haller	105
Babbitt	107
Snow	108
Boenig	110
Hibbard	111
Skye	112
Simmons	203
Spelts	204
Teri	206
Hibbard	208
Wheaton	211
Armstrong	308
Sparks	312
McLarney	401
Ryan Sutton	404
Rory & Mary Baruth	407
Tacl	410
Michael Vaughn	504
Schultheis	505
Gross	409
Milligan	501
Schultheis	510

**Members Represented by Proxy**

**Rory Baruth proxy for:**

Barbara Cameron	102
Federico	104
Tom Aton	209
McTaggart	212
Hoaglund	302
DeKock	406
Bauman	408
Gross	409

**Kyle McLarney proxy for:**

Robinson	202
----------	-----

<b>Michael Vaughn proxy for:</b>	
Hayes	512
<b>Otis Schultheis proxy for:</b>	
Allen Brady	103
Fairvalley	106
Frasier	409
<b>Deb Schultheis proxy for:</b>	
Schwartz	507

A quorum was established with 58% of the membership represented in person or via proxy.

**Board Members Present:** Rory Baruth  
Otis Schultheis

**Management Company Present:** Danny Myers

**Reading and Approval of Past Minutes – October 24, 2020**

- Motion:** By Judy Haller to waive formal reading and accept minutes as submitted.
- Seconded:** Shannon Darab
- Vote:** Unanimous Approval

**REPORTS**

Danny reviewed the Income and Expense handout with the owners. While we projected a budget deficit (covered some by past years’ operating dues carry-over money), we actually had an operating surplus of \$6,942, meaning we collected \$6,942 more than we spent for budgeted daily operations. We saved \$8,000 in Utilities, \$11,000 in Snow Removal, and also money in Pool operations, and basic maintenance.

The 2021/22 Operating Budget was presented. Our Revenue is anticipated to increase \$25,000 to \$447,100, due to having 12 months of the new Monthly Dues of \$595 per condo per month (which was put in place in January of 2021, only half of last fiscal year). Our Expenses are anticipated to increase \$5,000. By carrying over our Operating Revenue excess from prior years, we will balance our budget for this next fiscal year.

- Motion:** By Roy Boenig to apply our operating surplus carry-over (anticipated following audit to be \$20,116) to the 2021-22 Operating Budget.
- Seconded:** Hunter Milligan
- Vote:** Unanimous Approval

Our Capital Expenses for 2020-21 came in at \$177,182. The major projects this year included removing and replacing the asphalt driveway from the entrance sign to the pool, replacing the metal roof on the north half of the D building, and installing new carpeting in all the hallways. Our primary Capital Project for 2021-22 is seal coating the driveway and parking lots 100% (some years we just seal half, finishing the other half another year). This is a Capital project because we complete it just once every 4 years. We will re-stripe the parking spots following the sealing.

**Election of Officers**

One 3-year Board seat was up for election. Current Board member Barbara Cameron was nominated for this Board seat. With no other owners running, Barbara was elected by unanimous consent.

**Establish Date of Next Annual Meeting**

The next Annual Meeting was tentatively scheduled for Friday, August 12, 2022. We will likely try to Zoom again (and try to upgrade to better cameras and audio).

**Adjournment**

Following a motion by Danielle , a 2<sup>nd</sup> by Jay, and unanimous approval, the formal portion of the meeting was adjourned at 4:35 PM.

The Board, Danny, and owners shared input on additional or new items of discussion during our Open Discussion time. A summary of those items are included below.

**PAST DISCUSSION ITEMS**

**Recycling/Trash** – We will look to add a cardboard dumpster for recycling, as the amount of recycling has increased dramatically this past year.

**Dog Issues** – We added No Dog signs to the front glass doors of each building (this does not apply to visiting owners). We added No Poop signs to the grass lawns of Buildings A, D, and E. We designated Dog Potty areas north of the E Building and north of the B Building. We plan to install Poop trash cans next spring.

**Bike Issues** – As some guests are still putting bikes on the balconies, we placed No Bikes signs at each glass door to discourage this further (as this is not allowed...the reasons being both aesthetics, as well as dirt and grease staining the decks)

**House Rules** – We asked all renting owners to post condo association rules on their rental portals.

**Parking Situation** – We reviewed the handout on our issue of limit parking. It was decided that each condo would receive 2 parking passes, helping us to better control parking issues. While a full parking lot only happens a handful of days each year, when it does, it is quite frustrating for those who cannot find a spot.

**Proof of Individual Condo Liability Insurance** – Each owner was asked to provide Danny with their insurance declaration page annually, as our rules require.

**One Way driveway** – Our angled parking and Do Not Enter signs have been helpful. An owner asked us to consider speed bumps to slow traffic. We can look into that, though it may be difficult with the buses. Someone suggested Rumble strips. These would obviously be for summer only.

**OWNERS’ OPEN FORUM**

An owner brought up an idea about renting owners possibly contributing a fee due to the excess wear and tear on the buildings and use of the facilities (mainly the pool and hot tub). This encouraged a spirited discussion on all sides of the issue. While no actions were taken, the Board will continue to look at this, as they have done in the past, to ensure equitable (and legal) decisions are made. As of now, each owner will pay the same dues as the rest, with no occupancy charge added to the dues.

There being no additional sharing of items or concerns, the meeting was adjourned.

Approval:

\_\_\_\_\_  
Barbara Cameron  
Chateaux Secretary

\_\_\_\_\_  
Date