

Chateaux Condominium Association

Board Meeting

March 7, 2026

Mount Crested Butte, Colorado

Call to order

The meeting was called to order at 8:48am by Board President, Rory Baruth

Quorum Established

4 out of 5 Board Members Present

Board Members Present

Rory Baruth, Spencer Armstrong, Michael Vaughn, Barbara Cameron

Management Company Present

Nick Praggastis, Edge Property Services

Motion to Establish Last Board Meeting Minutes

Rory motioned to approve the Board Meeting Minutes from 8/1/25. Michael 2nd the motion. Vote 4 yes. Passes Unanimous.

Insurance Options

Explained the process of amending the Declarations to have a stud's out policy for new policy. Sent out a vote for the HOA to decide if policy will be put in place.

HOA vote was sent out to amend wording in Declarations. Owner vote passed 51 Yes and 0 No votes. Declarations were amended to satisfy Insurance.

HOA Board Members for Otis and Chuck

Spencer Armstrong will replace Otis. There are a couple candidates to replace Chuck.

Spectrum contract

Michael talked about his process of negotiating the new contract. Discussed the complications of going digital. Nick renewed the contract without any changes due to the complications during the high season. For any upgrades we will need to update the cables/wires in all the buildings first.

Approved the new Rules and Regulations

Approved the new Rules and Regulations March 8, 2025.

Hot Water Heater Policy

New hot water heaters need to be installed to HOA code. Older hot water heaters need to have the correct pan and draining system installed by 2028.

Dryer Vent Cleaning

Discussed having a company come by and clean the dryer vents in all the buildings.
Discussed a 5-year process.

Make an emergency number magnet

Pool resurface investigation

Cost and timeline

Fitness Room Waivers and Rules

Will add Fitness Room Rules to the HOA Rules and Regulations

Capital Fund Increase

Discussed increasing. Will look at budget at end of fiscal year.

Budget

Nick discussed the budget for the fiscal year up to 3/7/26. HOA was under budget on snow removal, firewood and electricity. Over budget on office supplies and tools purchased. Discussed creating one more CD account and possibly moving the money market accounts into CDs.

Chimney Rock Repair

Using Ryan Sutton or Pinnacle to do the repairs this spring.

Building new closets in buildings

Using Ryan Sutton or a contractor to build a new closet in each building. Finding out if the demand is there. Using the storage closets to help with the hallway messes.

Laundry Room Prices

Finding the price of the laundromat in town and matching their price.

Fixing potholes in parking lot

Will investigate a price to do repairs on potholes in parking lot.

Parking lot speed issues

Need some sort of system in place to reduce the speed of cars and buses going through the parking lot.

Bus stops

Discussed possibly only having one stop year round

Enforcing the rules and regulations

Discussed how to send notices and fines for violations, possibly sending a warning letter first. Michael and Spencer will form a committee.

New parking passes

Discussed getting new passes because there might be more than 2 passes per owner out there.

Windows in units/buildings

Replacing windows that are damaged or have air gaps. This will fall on the owner according to the Declarations (Section 18.1). Michael will get some quotes for a total replacement.

STR fee

Discussed enforcing the rule that states STR's are subject to a fee. Michael suggested instead of a daily fee like the rules and regulations state, we add a yearly fee based on how many nights they are rented. Barbara and Rory talked about the complications of enforcing the fee and the inighting it will cause between short-term rental owners and full-time residents. Short-term rental owners make money off the HOA by renting their units and full-time residents do not, so it was discussed that there should be some form of compensation due to this and other issues. It was ultimately decided the problems that would arise between owners were not worth it.

Motion to vote of the STR fee

Barb motioned to vote for the STR fee be removed from the Rules and Regulations. Spencer 2nd the motion. Vote: 3 yes 1 no. Passes.

Number of people in the unit STR or long-term rental

Discussed the cap on people allowed in the unit.

Insurance minimums on individual policies

Discussed all units having in their policy (A) dwelling coverage. Will discuss in the future about minimums.

Adjournment

Rory called the meeting at 11:56.