

Minutes of The Chateaux Board Meeting
August 2, 2024

Call to Order was at 8:55 a.m. by President Rory Baruth

Those present Rory Baruth, President; Chuck Spinks; Michael Vaughn; Otis Schultheis and Barbara Cameron. Absent Danny Myers, General Manager, due to a death in the family.

Motion made by Otis to approve the previous minutes, seconded by Chuck, motion approved.

Financial Report was presented by Rory and the July 1, 2023 through June 30, 2024 Income and expense report was presented and discussed. Dues were increased as of July 1, 2024 to cover increases of our insurance, water, garbage and cable. Barbara moved that we approve the 2024-25 budget and Otis 2nd, motion carried.

Capital projects for the coming year are to pave a section of the driveway. Thanks to Rory's negotiating skills, \$56,800 will be paid by the city of Crested Butte.

It was discussed and decided to push back the staining of our decks. The opinion of the board is that the decks are still in good shape.

Old Business

- 1) Parking - Is improving thanks to Michael's diligence.
- 2) Rules on Condo doors - They have been put in place, but another method of attaching them is needed. At the moment the notice falls off the door when it is closed with minimum force. Suggestion was made that we laminate these rules and attach with stronger magnets.
- 3) Rules & Regulation Clean Up - A big thank you to Michael Vaughn for his hard work at cleaning up and updating the Rules and Regulations. Now we need to have plan to enforce them. It was discussed that Rules without enforcement are like having no rules at all. A long discussion ensued and then the matter was tabled for a time in September when Danny could join us. We will have a zoom or telephone conference.

New/Additional Business

- 1) We have an Independent Insurance Agent sending out bids on our insurance needs. We have been with Farmers for so long and have a history with them. Several companies won't even bid on our business. With the insurance industry being what it is at the moment, our best bet is to stay with Farmer's.
- 2) Roof Maintenance - Buildings A & B have minor roof leaking around the chimney's on the parking lot side. We are in the process of repairing them.
- 3) Our contingency fund is at zero and we discussed increasing dues to build up this fund. However, if this is to happen it should be voted on at the general meeting by all owners.

- 4) We talked about bringing our website current and Michael volunteered to look into finding a host such as Go Daddy and then keeping it current with rules and regulations, social gathering and any other pertinent information for all owners. He will bring his findings to the board for further discussion.

Next board meeting is set for March 8, 2025 in the afternoon with a social hour to follow.

Meeting was adjourned at 11:00a.m.

Submitted by,

Barbara Cameron, Recording Secretary