

**CHATEAUX CONDOMINIUM ASSOCIATION
BOARD MEETING
August 1, 2025
MT. CRESTED BUTTE, COLORADO**

Call to Order

The meeting was called to order by the Board President, Rory Baruth, at 8:34 A.M.

Quorum Established

A quorum was established with 5 of 5 Board members present.

Board Members Present:

Rory Baruth
Otis Schultheis
Chuck Spinks
Barbara Cameron
Michael Vaughn

Management Companies Present:

Danny Myers
Nick Praggastis

The purpose of this fiscal year-end Board meeting is to review current business items, as well as the 12-month financial reports for the 2024-25 fiscal year, which began July 1, 2024.

Reading and Approval of Past Minutes – March 8, 2025

Danny and the Board reviewed the minutes from the August Board meeting.

Barbara made the following:

Motion:	Accept the minutes as presented
2 nd :	Otis
Vote:	Unanimous approval

Financial Report

Danny reviewed the Income and Expense handout with the Board...reviewing the expenditures for the fiscal year July 1, 2024 to June 30, 2025.

We had anticipated being \$3,800 over budget, but ended the year with a \$4,600 surplus. This was primarily due to an efficient snow plowing year (and 20% lower snow than average). We saved \$10,300 in snow removal expenses (\$22,000 budgeted; \$11,700 spent).

While our insurance bills were \$4,200 over budget, we saved money in Electricity and Natural Gas. No other line items were over or under budget by more than \$2,000.

As reported in our March Board meeting, our big Capital Expenditure for the year was replacing the asphalt driveway from the pool to almost Gothic Rd. The portion by Gothic Rd was in good shape

and not in need of replacement. We partnered with the Town of Mt CB's Downtown Development group. They contributed almost \$56,000 of the \$114,000 project.

For this coming Fiscal Year, we will Seal Coat the entire driveway and parking lot (\$28,000) to keep them in as good of shape. This will happen in September. We will also re-line the parking spots. We will also schedule resurfacing the pool (\$20,000), as well as putting stone blocks (\$5,000) on the wall between the pool and hot tub.

We re-affirmed that the Monthly dues were increased on July 1, 2025 from \$675 per month to \$715 per month, an increase of approximately 6%. The major contributors to this increase are Insurance, our Water & Sewer bill, and Garbage pick up.

OLD BUSINESS

Bus

We moved the bus stop to next to the stairs to Gothic instead of next to the stairs down from Timbers. This should help the driveway not getting worn and torn as much by braking hard to a stop on the downhill slope. In addition, the buses have done a good job all summer keeping their speed to 5 MPH.

Trash/Recycling

We have asked The Timbers Condos to no longer use our recycling dumpster. We had allowed that for the past 5 years as a trade to put our dumpsters in their covered area. With extra cars in our parking lot, Waste Management has asked us to keep the dumpsters outside of the covered area so they can drive straight into the dumpsters instead of turning 90 degrees. We no longer need the covered area. The recycling volume by both condos was also more than we could handle.

We will also increase trash pickups to 2 times per week during slow months and 3 times per week during busy months.

Management Transition

Nick Praggastis with Edge Property Services will take over Chateaux HOA management duties from Danny on October 1, 2025.

Danny and Nick will train a few hours each week during the months of August and September, and Danny will continue to be available to Nick with any questions in the future.

In October, the BMO bank signature cards will be transitioned to Nick, as well as to Rory Baruth and Michael Vaughn.

NEW/ADDITIONAL BUSINESS

Nick will order new pool and hot tub covers.

The fascia board on the barbecue overhang needs painting or replacing.

The insurance company has asked us to place safety bollards by the gas meter at the Clubhouse.

Because the B building had a challenging sewer clog this spring, we will create placards for inside each unit reminding owners and guests to not put greasy items down the kitchen sink and only toilet paper in the toilets.

We will ask Hunter Milligan to help create a Frequently Asked Questions page on our website for owners only. We will also research if receiving E-Proxies for the Annual Meeting is an option through the website.

The latest revision of the Rules and Regulations will be reviewed and approved by the Board at the next Board meeting.

We will inform the owners of any Fireplace repair recommendations when we get cleaning reports from the chimney sweep in October.

We will research purchasing snow melt pads for the area along the B building north side. This experiment will tell us if we can reduce the accumulating snow fall and snow shed off the roofs.

Establish Date of Next Meeting

Our next Board meeting will be scheduled for March, 2026.

Adjournment

There being no further business, Association President, Rory Baruth, adjourned the meeting at 11:06am.

Approval:

Rory Baruth
Chateaux Association President

Date