

## POWDERVIEW CONDO ASSOCIATION ANNUAL MEETING

1. Meeting call to order July 12, 2017 at 3p.m.
2. Roll-call: 100% present or by proxy.
3. Proof of notice mailed June 19, 2017 and emailed June 21, 2017.
4. Nick confirmed that the hall painting is now complete.  
Motion to approve the minutes. Motion seconded. All approved.
5. Manager and/or Officer report.
  - a) #2 window and door replacement was completed fall 2016.  
**Amendment:**  
**2018 – Ruth (Unit 1) stated that the door on unit 2 has not been replaced. The Board will look into this and other windows and doors that have not yet been replaced as of July 2018.**
  - b) Roof tile replacement
    - Postponed pending the upcoming roof discussion.
    - Nick has secured loose tiles.
    - Remaining brown barrel tiles can be purchased and painted if needed until the roof is replaced.
    - The roof membrane is now three years old and in good shape after the snow this last winter. Should last 30 years.
  - c) Greg confirmed that the carpet was cleaned in the spring.
  - d) January snow.
    - PR was backlogged with snow removal as was everyone in town.
    - Prudent to have such heavy snow removed as soon as possible to prevent sliding/damage. The snow weight on the flat portion of the roof was estimated to be between 40 and 48 tons (equivalent of 12 average weight cars).
    - Nick and Ruth took care of it and were paid. Listed as line item 556 on the 2017 budget as it was in addition to the proposed snow removal budget.
    - Greg noted that a metal roof system is the most efficient in this environment. In a normal snow year, an angled metal roof will probably need shoveling once and will then slide in March. Tile tends to break and pull off - hence the annual replacement.
    - It was noted that the proposed roof replacement needs to incorporate an additional overhang to direct snow melt/sliding away from the building.
    - In previous meetings, it has been noted that the responsibility for shoveling snow off the decks is the responsibility of the individual unit owners.

**PLEASE NOTE: IF YOU ARE NOT HERE IN THE WINTER, YOU NEED TO MAKE ARRANGEMENTS FOR YOUR DECK TO BE SHOVELLED. PR CAN DO THIS BUT YOU MUST INSTRUCT THEM TO DO SO.**

- All regular maintenance is being taken care of.
- Sprinklers are now running at night to prevent stairs icing up.
- Dumpster poaching has not been an issue so far this year.
- Issues between Unit 2 and the neighbor next door are continuing.

## POWDERVIEW CONDO ASSOCIATION ANNUAL MEETING

6. Election of Directors.
  - Dan has decided to retire from the board. Dan wasn't present so we couldn't officially thank him for his service - but thank you, Dan!
  - Proposed that Ruth be nominated to the board as she is resident in town and can help with projects. Seconded. All approved.
  
7. Old Business
  - a) Window replacement. Common area high windows need replacing.
  - b) Siding
    - Roof expenditure was capped at \$30,000 in 2016. Lowest bid was \$35,000. Skyland Architectural Committee wanted drawings of the roof overhang. Roofer than thought that they had underbid and pulled out.
    - Nick recommends rolling roof replacement, siding and common area windows into one project.
    - Process is:
      1. Architect/Drawings
      2. Skyland Architectural Committee Approval
      3. Contractor bids
      4. Loan
    - Loan options were reviewed. Bank of the West deemed the easiest and cheapest option. Current capital reserves of \$35,000 - \$40,000 will be held as collateral.
    - A motion for a Special Assessment in the amount of \$2,500 due by March 31st, 2018 to provide upfront liquidity for the project. Seconded.
    - All approved.
    - A temporary increase in HOA dues to \$1,500 to cover the estimated loan payments starting 4th quarter 2017 was proposed and seconded.
    - All approved.
    - Project was capped at \$130,000 with a \$100,000 loan.
    - All agreed the dues increase will be revisited annually as the project develops.
    - Craig remarked that all owners should know that decision making authority for the project now rests with the board. Nick acknowledged but said the board will keep all owners in the loop.
    - See <http://www.skylanobnline.com> for Design Guidelines (scroll to Announcements)
  
8. New Business
  - a) Brush Creek Corner
    - Proposed 17-acre new development of 240 rental units, 50% of which will be workforce housing.
    - Parcel is owned by Gunnison County, the Town of Crested Butte, the Town of Mt Crested Butte, and CBMR and is being sold to Gatesco, the developer.
    - Aim is to fast track as housing is needed.
    - Skyland is raising \$250,000 to ensure all due diligence and approvals are met and to try to reduce the density of the development.
    - A special assessment of up to \$500 may be levied.
    - Already issues with sanitation and water systems.
    - Proposal can be viewed at <http://www.skylandonline.com> (under Announcements).

## POWDERVIEW CONDO ASSOCIATION ANNUAL MEETING

- b) Smoking
  - The issue of smoking in and around the building was raised with a proposal to ban all smoking including on decks.
  - The motion was not approved.
  
- 9. Duplexes
  - Duplexes have decided to separate from the PV at The Greens HOA and will be writing their own covenants.
  - The 10-plex covenants are more than 30 years old and will also need updating at some point.
  
- 10. Budget and tax returns approved.
  
- 11. Jim voted to adjourn. Kim seconded. All approved. Meeting adjourned at 4.45pm