

Ponderosa Condominiums Association
Board of Directors Meeting
June 26, 2021
In Person- Unit 2E

Call to Order

President Beverly Ross called the meeting to order at 11:44 a.m.

Roll Call

Board members present in Person:

Bart Boatright
Dan Key
Kay Hutchings
Beverly Ross
Jim Peay

Management present in Person:

William (Billy) Laird
Annalise Smith

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

Proof of Notice

Official notice was provided via email on May 25, 2021.

Old Business

None

New Business

Jim Peay made the following:

Motion: To waive the reading of the December 11, 2020 minutes and approve them as written
Second: Beverly Ross
Vote: Unanimous approval

Kay Hutchings made the following:

Motion: To keep all officers the same with Beverly Ross as President, Jim Peay as Vice President, Bart Boatright as Secretary/Treasurer.
Second: Dan Key
Vote: Unanimous approval

Unfinished

Building 3 Stone Work

Billy is waiting on a quote from the stonemason, Fernando, to add stone veneer to the 3B deck foundation and to make repairs to the stonework on the other buildings. Fernando has ordered enough of the matching material to complete the work and it should be here in September. There is \$2,400 in the capital budget for the veneer only. Management will seek approval from the Board for the repairs when the quote is received.

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Parking Lot Sealcoat

The Board discussed sealcoating the parking lot and potentially using San Juan for the striping. Billy stated if he can get SealCo to stripe for the same amount as San Juan, he would prefer to use the same company for the sealcoating and striping.

James Peay made the following:

Motion: To accept the Sealco proposal of \$8,436 for work to be completed in the Fall of 2021

Second: Bart Boatright

Vote: Unanimous approval

Replacement of 2 Doors

Bids for this project exceeded the amount budgeted so the project was deferred.

New Business

Replacement of Hot Tub

The Board agreed the current hot tub was functioning and not in need of replacement at this time. The Board asked management to caulk around control panel and directed them to order a new control panel to have on site.

Chimney Inspections/ Cleaning

Eight chimneys need to be inspected. The Association would like to schedule these inspections when the Stove Depot of Grand Junction will be in town. The Association will pay for the inspections and bill the homeowners. They would like it done this fall and management will need to put signs on the units to notify when it will be done.

Guidelines for Homeowners & Contractors for Renovations

A draft set of guidelines was presented to management with regard to interior unit remodels and renovations. The Board asked management to review the guidelines and recommend any changes.

Association Records

Beverly stated the Association's records needs to be updated and verified with Gunnison County records.

Parking

The Board discussed the lack of public overnight parking in Mt Crested Butte and the need for management to monitor the Ponderosa parking lots, especially during busy seasons.

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Hot Tub Hours

The Board discussed the hot tub hours including the safety, liability, and noise issues that would come with keeping the hot tub open later than 9 PM.

Jim Peay made the following:

Motion: To continue to close the hot tub at 9 PM

Second: Kay Hutchings

Vote: Unanimous approval

Grill

The Board discussed purchasing a new grill. Billy was asked for recommendations as to what grill should be purchased and present them to the Board. Jim mentioned he owns a Weber gas grill and suggested a similar one might be an option.

Management Evaluation

The Board will meet with Management in October to exchange information and suggestions and to discuss renewal of the management agreement.

Management Report Issues

The Board discussed trimming the tree at the northwest corner of Building 1, mitigating the snow melt and drip from the garage roofs, and clearing the drain in the front yard. Beverly advised either using or selling the snow blower that is in the storage shed at Ponderosa.

Adjournment

Jim Peay made the following:

Motion: To adjourn the meeting

Second: Bart Boatright

Vote: Unanimous approval

The meeting adjourned at 1:02 PM