



**CHATEAU ROARING FORK CONDOMINIUM
ASSOCIATION**

**2018-19 Q3
BOARD OF DIRECTORS MEETING**

**Thursday, April 4th, 2019
9:30 a.m. (MDT)**

**RECREATION AREA CONFERENCE ROOM
1039 EAST COOPER AVENUE
ASPEN, CO 81611**

**TELECONFERENCE:
Dial: 1.877.870.9960
Code: 0001035**

**MANAGING AGENT
FRIAS PROPERTIES OF ASPEN
730 EAST DURANT AVENUE
ASPEN, COLORADO 81611
(970) 920-2000**

CHATEAU ROARING FORK CONDOMINIUM ASSOCIATION

2019 Board Meeting

April 4th, 2019

9:30 a.m.

- I. Call to Order and Roll Call
- II. Approval of Board Minutes 9/21/18
- III. Recreation Area Update
- IV. Projects Update
- V. Financial Review
 - a. Year-End 2017-2018
 - b. Year-to-Date 2019
- VI. Old/New Business
- VII. Time and Date of Next Meeting
- VIII. Adjournment

I. CHATEAU ROARING FORK CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING September 21, 2018

- I. Call to Order and Roll Call
Present in person were board members Paul Michaels, Nancy Kantor, Peggy Wise, Linda Sandell, Andrew Skewes, Cyrena Pondrom and Tricia Maxon. Owners present in person or by phone were Hope Ehrman, Jim Fisher, Giselle Leal, John Grassl and Janis Nark. Paddy Allen was also present.
- II. Approval of Board Minutes 4/6/18
Nancy made a motion to approve the minutes as presented, seconded by Tricia and all were in favor.
- III. Renovation Update
Paddy provided a recap of the final stages leading to the completion of the renovation. Rudd started back to work in April and completed the punch list for the contracted work in July. Rudd has been paid the full contracted amount including change orders.
There was discussion on some unit specific concerns that should be directed to Paddy.
The installation of heated mats on the stairs leading to the entrance of 1-8 was discussed and requested to be priced.
The installation of soft door closers was discussed and Paddy will send an email to all the owners that have entrances off the hallways and inquire if they want to install a soft closer on their unit doors.
- IV. Projects Update
Paddy reported that there were a number of projects varying in size that have come out of the renovation, that have been requested by owners and board and that were planned to be done in conjunction with the renovation. The current cost of these projects is approximately \$112,000. Some of the larger items were roof inspection, repairs and heat tape replacement, the landscaping improvements and the repairs and replacement of the riverside deck for 13/15.
- V. Recreation Area Renovation Update
Hope and Jim presented the results and interpretation of the owner's survey regarding the Recreation Area. A lengthy discussion regarding this topic took place. The results of which were the following motion:

MOTION: Cyrena made a motion to have the committee to present and work with the CEC committee on these items.

1. Resurface and tile the pool and large spa
2. Eliminate the use and operation of the wading pool.
3. Replace carpet with appropriate new flooring material.
4. Paint and repair the existing fence
5. Research and implement possible improvements to the work out room up to \$5,000

The motion was seconded by Peggy and unanimously passed.

The board directed the committee continue gather more information and pricing on the installation of a solar system appropriate for the Rec Area/s use and to work with CEC on this item.

The committee will continue to gather information from owners on a list of items or suggestions that they would like to see for the Rec Area. These items will be priced and then presented for feedback on what direction the owners would like to go knowing the cost for each.

VI. Financial Review

a. Year End 2018

Paddy presented the fiscal year end 2017/18 financials. The association ended the year with a surplus to budget of \$108,500. This was due to the HOA being under construction. The total cash in the operating, capital and Rec Area capital was \$539,000. At year end the capital reserve was borrowing \$105,500.

b. Year to Date

As of August 31, 2018 the cash in the three association accounts totaled \$448,000. The money owed to operating from capital had been paid down to \$2,700. Currently the HOA was operating in a deficit to budget due to a repair for an insurance claim from the prior fiscal year that was completed and for timing on the Reese Henry review and tax return form prior fiscal year.

c. Procedure for Approval and Reporting of Routine and Non-routine Monthly Expenditures

Cyrena made a motion regarding this process.

MOTION: Expenses greater than \$3,000 that are not budgeted or emergency needs shall be authorized by two board members, who shall be the president and the treasurer. In the event of disagreement the approval shall be put to the whole board. Voting may be taken electronically. The motion was seconded and passes unanimously.

VII. Old/New Business

- a. Water heaters will be inspected again this year and notifications to owners.

- b. Xfinity will allow owners to upgrade to the Xi platform at no cost. Bring equipment to the AABC to exchange.
- c. Request to have the housekeepers to increase cleaning in hallways during winter months and the outside of the hallways.
- d. Trash cans outside of entrances were discussed, they will not be replaced.
- e. Owners and guests not following rules was discussed, pool use, bikes parked on rails.

VIII. Time and Date of Next Meeting
The tentative date is April 5th, 2019.

IX. Adjournment
The meeting adjourned.

DRAFT

2019

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USA Holidays and Observances

Jan 01	New Year's Day	Jan 21	M L King Day	Feb 14	Valentine's Day
Feb 18	Presidents' Day	Apr 19	Good Friday	Apr 21	Easter Sunday
May 12	Mother's Day	May 27	Memorial Day	Jun 16	Father's Day
Jul 04	Independence Day	Sep 02	Labor Day	Oct 14	Columbus Day
Oct 31	Halloween	Nov 11	Veterans Day	Nov 28	Thanksgiving Day
Dec 25	Christmas				