

# Villas Notes

Presidents Letter – Gary Keiser

September 2009



It is mid September and the aspen leaves have started to turn. The weather has been pleasant with temperatures from 40 to 70, but more cloudy threatening skies than usual. Winter preparation has begun in the Towns, on the mountain and at the Villas.

Our staining has been completed for this year. Buildings 5, 10, 11, and 12 were stained. We plan to continue the staining program next summer with four more buildings. The choice of which buildings are to be stained will be based on need as decided by Rob and our paint contractor.

Road work has continued. Both Mineral Point and Snowmass from Mineral Point to the cul-du-sac have had an overlay of paving applied and the shoulder has been extended with gravel. The work was done by CBMR in fulfillment of their obligation to get the roads to meet Town specifications. Additional work needs to be done, primarily on the ditches. The additional work needed to reach Town specifications is to be paid either by CBMR or VSD as the Villas developers. The HOA should bear no cost until the roads have been accepted, and then the Town should maintain the roads.

A number of owners agreed to have their driveways sealed in a program organized by Rob. The work was completed this week and the drives look great.



### Annual Meeting

The annual owners' meeting was held on July 21. We had good participation with 22 owners present either in person or by phone. The financial report described three delinquent accounts including one in foreclosure. Liens have been filed, but we will incur losses on the foreclosed property. Colorado law allows collection of only six months assessments from the party foreclosing. Through nine months we were close to budget overall.

Neil Watko, 207 Mineral Point, was elected to fill a three year term on the board. Neil is a second home owner from the Pittsburgh area who spends about 6 weeks a year in Mt Crested Butte.

There was a lengthy discussion about shoveling roofs, including the necessity of doing so, cost, and who should be responsible. Rob has agreed to provide roof shoveling services directly to owners. The consensus of owners present was that roof shoveling should be the responsibility of individual owners and not the HOA.

There was also a lengthy discussion about lot 18, which is the undeveloped lot on Mineral Point at Snowmass. It has been suggested that the HOA purchase the lot. The pros and cons of purchasing the lot were discussed as well as possible uses and cost. The consensus of owners present (not nearly unanimous) was that studying the issue would be worth while. Several owners volunteered to serve on a committee chaired by Bobby Jarvis to study the possibilities and make a recommendation to the board. The board restated its position that no purchase would take place without a vote of owners.

Complete minutes of the meeting and the immediately following board meeting are posted on the web site.