

**CRESTED BUTTE MEADOWS COMPANY
MEETING OF THE BOARD OF DIRECTORS
MONDAY, FEBRUARY 1, 2021 – 1:00 P.M.
VIA ZOOM**

Participating in the meeting:

Karen Dunn

Eric Roemer

Mike Brown

Rob Harper, Toad Property Management

Jordan Brandenburg, Toad Property Management

Isaiah Quigley, Coleman & Quigley

Catherine Roberts, Coleman & Quigley

Rob called the meeting to order at 1:10 pm and confirmed a quorum. Rob explained the purpose of the meeting was to discuss the Joint Maintenance Agreement with Isaiah and Catherine and consider options for moving forward.

Isaiah and Catherine introduced themselves and asked questions regarding the history of the Joint Maintenance Agreement and the three associations involved. Isaiah explained collecting money from individual owners involved more work than dealing with a well-formed association but Isaiah said the Joint Maintenance Agreement did formally require all owners to make payment and collection demands could be made to individuals and litigation undertaken if necessary.

Isaiah confirmed the Joint Maintenance Agreement and the Colorado Common Interest Ownership Act supported the right to file a lien against owners not paying and foreclose against that lien if necessary.

Isaiah said a Reaffirmation of the Joint Maintenance Agreement could be drafted to help in the process of collecting the money in the future without Toad and CB Meadows spending so much time and money attempting to collect payments.

After discussion Mike volunteered to reach out to the owners in The Ridge by phone and Isaiah would provide a bullet point list of important points to raise with the five owners who used a portion of the shared road. Isaiah agreed to also provide information to help Mike reinforce the responsibility of the individual owners to make payments. If Mike's approach was unsuccessful Isaiah would draft a demand letter to the owners.

Isaiah explained the meeting was the initial consultation and future billing was hourly and an engagement letter would be sent to the Association for review. Isaiah estimated the work on the first step, an outline of the Joint Maintenance Agreement and potential enforcement options, would be approximately \$1,000. Work would be billed at hourly rates, Isaiah at \$250 per hour and Catherine at \$190 per hour. Isaiah and Catherine left the meeting.

It was generally agreed to hold off on taking any action against The Ridge lot with the unsightly dirt work and have Isaiah deal with it in the future if necessary.

The meeting adjourned at 2:00 pm.

Prepared by Rob Harper
Toad Property Management, Manager

DRAFT