

MINUTES

**ANDREAS CIRCLE CONDOMINIUMS ASSOCIATION, INC.
SATURDAY, JULY 11, 2009
1:00 P.M.
UPSTAIRS MEETING ROOM, CHAMBER OF COMMERCE
601, ELK AVENUE, CRESTED BUTTE**

Present: Ron Chlipala, Timberline Mechanical Contracting, Inc.
Tony Zimmerman
Angel Reeves, Toad Property Management, Inc.

Angela said Timberline Mechanical had asked Toad Property Management, Inc. to manage the association. She explained there were several long standing issues which required resolution.

Angela said the issues to be discussed concerned parking, the sewage system, insurance and the \$2,000 landscaping deposit.

Ron and Tony agreed the parking situation had been resolved and that Timberline Mechanical Contracting would not park past the survey markers.

A long discussion followed regarding the sewage system. As Ron and Tony did not have information to confirm or deny that the present system was adequate to meet the current needs it was unanimously agreed that Norman Whitehead would be hired, by the association, to inspect the system and submit a short report. Angela agreed to contact Norman Whitehead and schedule the work.

Angela said Section 8.1 of the Declaration Establishing Andreas Circle Condominiums said the insurance payments for each unit were not computed by the Unit's participation in Common Expenses. It was agreed that Timberline Mechanical Contracting had 2,065 sq. ft. and Tony Zimmerman had 1,529 sq. ft. according to the Gunnison County records. Ron agreed to supply Angela with the date of construction of the additional square footage to their unit and Angela would calculate the adjustment to insurance payments and advise Tony of the credit he would be receiving. All future insurance payments would be based on the actual square footage of the units.

Tony explained he had paid the original \$2,000 landscaping deposit which had been used in 2008 to replace dead trees but Ron remembered events differently. As there appeared to be no paper trail to support either argument it was unanimously agreed that Timberline would give a credit of \$500 to Tony against the \$929.73 presently outstanding for various expenses, including Riverland dues and insurance premiums.

After a short discussion it was unanimously agreed that Toad Property Management, Inc. would be hired as the association's managers at a cost of \$40 per

month. Angela agreed to notify Ron and Tony of any additional expenses other than insurance, Riverland dues and management fees of \$40 per month.

Ron said a Weed Mitigation Plan had to be submitted to Riverland Association as the previous version had been rejected. Ron agreed to pass the documentation to Angela and she would contact the County on behalf of the Association.

The meeting adjourned at 2:25 p.m.

Prepared by Angela H. Reeves,
Toad Property Management, Inc.

MINUTES

ANDREAS CIRCLE CONDOMINIUMS ASSOCIATION, INC.

TUESDAY, FEBRUARY 19, 2013

10:00 A.M.

TOAD PROPERTY MANAGEMENT, INC.

318 ELK AVENUE, CRESTED BUTTE

Present: Ron Chlipala, Timberline Mechanical Contracting, Inc.
Angela Reeves, Toad Property Management, Inc.

By Phone: Tony Zimmerman

Angela said Andreas Circle Condominiums Association presently had \$1,750 in unpaid bills. Angela explained the association had been struggling to keep up with operating expenses ever since Riverland Lot Owners increased their quarterly dues by \$100. She said the \$1,750 was made up of \$900 due to Riverland Lot Owners, Al's Backhoe for sewer line thawing and the final monthly payment of insurance. Angela said the special assessment would allow the association to catch up on payments and move forward with monthly dues covering the operating expenses.

After a short discussion it was unanimously agreed Timberline Mechanical would pay \$1,006 and Tony Zimmerman would pay \$744 in accordance with the square footage of the two buildings. Angela said invoices would be emailed and the outstanding bills would be paid as soon as funds were received.

Ron Chlipala said the Riverland Lot Owners Association had been discussing the need for expensive fire suppression upgrades to bring vacant lots or remodels in compliance with current fire suppression regulations. He said this was still in the discussion stage but it could happen before the work at the South Entrance was paid off by the lot owners. Ron agreed to continue to attend the Riverland meetings and keep everyone updated. Tony expressed a willingness to attend future meetings to voice his opposition if the fire suppression upgrades were just a benefit to a few vacant lots but funded by all owners.

The meeting adjourned at 10:30 a.m.

Prepared by Angela H. Reeves,
Toad Property Management, Inc.