

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**Monday, August 6, 2018**  
**2:24 PM**

Present:

Julia Gearhart

Rosalind Cross

Rob Harper, Toad Property Management

Jim Ruthven, Toad Property Management

Aaron Huckstep, Association Counsel

Present by Phone:

Brian Murray

Amy Savin

Rosalind called the meeting to order at 2:24 pm.

Julia made a motion to approve the minutes of the July 9, 2018 Board meeting. Rosalind seconded the motion and it was unanimously approved.

Rosalind said updates had been given at the annual meeting immediately prior to the Board meeting and Board members had no additional questions.

Julia made a motion for a special assessment to the J and K Building owners to replace the substrate materials in the J and K Buildings in accordance with the Pinnacle proposal for \$10,262.50. Rosalind seconded the motion and the motion was approved by a majority with Amy abstaining.

Rosalind confirmed the \$3,700 cost was to bring a gas line and meters to the J and K Buildings including the association unit and said a new proposal of \$4,190 would take the gas line to all units in the J and K Buildings allowing owners to hook up to gas in the future without any disruption to landscaping outside the building. After a discussion regarding the settlement, square footage and special assessments Rosalind confirmed the total cost to install meters and bring gas lines into each unit's corresponding crawl space of J and K owners plus the association owned unit was \$7,890 and Rosalind said the cost for the association owned unit was not to exceed \$800.

Rosalind made a motion to spend a total of \$7,890 to bring natural gas to each unit's corresponding crawl space in the J and K Building and the association owned unit on a prorata basis calculated on square footage. Julia seconded the motion and it was unanimously approved. Rosalind confirmed the gas line was just going to the closest point to each unit and owners would be responsible to have the gas taken inside the unit and hooked up to any appliances.

Rosalind said a final estimate of \$6,084 had been received from Pinnacle to replace and repair unit J6 due to damage to the bathroom caused by rotten joists. Rosalind confirmed Pinnacle had identified damage to drywall in multiple units and Pinnacle, at Pinnacle's cost, would make the repairs and it was unknown at this time if there might be additional damage which had not been identified by Pinnacle. Rosalind made a motion for an association wide special assessment of \$6,084 to Pinnacle to repair the J6 master bathroom tub and tile. The motion was seconded by Julia and unanimously approved.

Rosalind said Andy McNeil was willing to fill the vacancy caused by the resignation of Liz Tait. Brian made a motion for Andy McNeil to complete the term vacated by Liz Tait. Amy seconded the motion and it was unanimously approved.

Rosalind asked Rob to investigate telephone land lines going into the J, K and L Buildings and minimize telephone lines where possible as J and K owners had indicated they did not require land lines.

After discussion Rosalind made a motion to keep officers the same for the next year. Brian seconded the motion and the following positions were unanimously approved:

President	Rosalind Cross
Vice President	Julia Gearhart
Treasurer / Secretary	Andy McNeil

Rosalind confirmed she was searching for additional bids for the hot tub work and would report back at the next Board meeting.

Amy asked that all owners in the J and K Building either inspect their unit for damage from the construction project or owners should designate an individual to make the inspection.

Rosalind said a water bug alarm went off in Unit L3 but there was confusion about who had received the alarm call. After discussion Rob was asked to work with HVM and prepare a local call out list for each unit with the second contact being Rob at Toad.

It was agreed the next Board meeting would be Wednesday, September 5, 2018 at 3 pm (MST) and Rob confirmed going forward the start time of each meeting would be the time in Crested Butte (mountain time). Rosalind said she would have information regarding sprinkler bids, landscaping and the hot tub for that meeting.

The meeting adjourned at 3:24 pm.

Respectfully Submitted

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Rob Harper,  
Toad Property Management, Inc.