

Crested Mountain North Condominium Association
Meeting of the Board of Directors
Wednesday, September 5, 2018
3:00 PM

Present:

Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
Aaron Huckstep, Association Counsel

Present by Phone:

Rosalind Cross
Brian Murray
Amy Savin
Andy McNeill
Luke Duffield

Rosalind called the meeting to order at 3:01 pm. It was agreed approval of the minutes of the August 6, 2018 meeting would be postponed until the next meeting.

Rosalind said Farmers Insurance had sent an engineer at the end of August to inspect the leaks at the L Building mechanical room and foundation. Rosalind said some repairs had been made by Pinnacle and it would not be clear if those repairs had solved the leaking until the building was inspected after heavy rain or melting snow. Rob reported it had been raining for several hours and there was no evidence of leaking at the present time.

Rosalind said a plumber had been hired to propose where to install the sink in the L Building and provided with a copy of the Ben White plans.

Rosalind explained the Settlement required some expenses to be invoiced to specific buildings instead of being a general association expense. Jim said the expenses had been reviewed over a five month period and as the differences were minimal it was recommended to make the adjustments to the accounts on a semi-annual basis as the adjustment amounts would be small. It was agreed the semi-annual approach was satisfactory. Andy asked for a copy of the spreadsheet calculating the recently invoiced dues.

Rosalind said she was searching for additional insurance options and reminded the Board that the association could expect higher premiums for three years from the date the Certificate of Occupancy was issued as a result of the fire.

Rosalind said the special assessments for the \$800 French drain approved in June had never been sent out. After discussion Rosalind made a motion to pay the \$800 from the reserve account and not issue a special assessment. Andy seconded that motion and it was unanimously approved.

Rosalind explained the initial proposal for the landscaping around the L Building and said the cost was approximately \$2,435 although changes would be made to that initial proposal. It was generally agreed the initial proposal for the landscaping sounded acceptable and Rosalind said she would email the revised proposal to the Board for review and possible approval.

Rosalind said Pete French had submitted a proposal to install an irrigation sprinkler system for the J, K and L Buildings so that daily watering would not be necessary in the future. Rosalind said Pete thought the cost of

installing the automated system would be recovered in 4 or 5 years. Rob agreed to follow up with Spring Creek Landscaping to obtain a second bid and the two bids would be discussed at the next meeting.

Aaron explained there was a proposal to pay \$1,500 to Centurylink to move the telephone box 10 to 15 feet towards the J Building (by J4 flower beds) and Pinnacle Construction had offered to dig the trench for free. Aaron explained moving the telephone box would provide an additional parking space. Aaron confirmed there would be no ongoing expenses and Centurylink would not agree to the removal of the box. Andy made a motion to authorize Rosalind to sign the proposal to pay \$1,500 to Centurylink to move the telephone box 10 to 15 feet towards the J Building opening up one additional parking space. Amy seconded the motion and the motion carried with three votes in favor and Brian abstained.

Aaron explained internet service was required during the construction of the L Building and at that time a 2 year contract had been signed with XStream for internet service. Once the L Building was completed Spectrum internet service became available and there had been an overlap of service. Aaron said Spectrum had agreed to a \$2,400 credit for the period service had not been available to the L Building and XStream had agreed to terminate the 2 year contract early and release the association from any liability for \$2,400. After discussion Rosalind made a motion to instruct Aaron to negotiate resolution of the contract dispute with XStream upon the terms XStream had proposed (\$2,400 from the Association in exchange for a waiver of any and all claims relating to the signed contract) and on condition of their removal of all equipment from the roof of the L Building. Brian seconded the motion and it was unanimously approved.

Jim said he had reviewed the actual expenses versus budget for the prior 9 months and also projected expenses for the remainder of the year and Jim explained savings in snow plowing and management fees would probably allow the association to finish the year approximately \$10,000 below Budget. Jim agreed to provide quarterly financial reports to the Board.

Aaron said the Town of Mt. Crested Butte had approved the replat of the L Building and it was agreed Rosalind and Aaron would go ahead and sign the replat and have the replat recorded in the Gunnison County records.

Jim explained the association could pay back \$125,000 of the \$175,000 loan and Aaron said the Board may want to consider retaining some of the loan money at 4.96% to cover any shortfall in interest payments or future maintenance expenses and the completion of work on the J and K Buildings. Rosalind said she would be meeting with the bank in early October and Jim agreed to circulate the loan schedule to the Board for review and further consideration. The Board expressed a strong desire not to retain any monies beyond those which were reasonably necessary to fund the J&K Improvements or pay future obligations under the loan.

It was agreed discussion regarding an elevator for the L Building would be pushed to a future meeting.

Rob said he had met with the Town of Mt. Crested Butte regarding the shed built by Mountain Home Management which had been constructed without a permit, not in compliance with Town regulations and remained unfinished. Rosalind explained Aaron and Rob would continue to deal with the Town and Mountain Home Management.

It was agreed the next Board meeting would be Monday, October 1, 2018 at 3 pm (MST). The meeting adjourned at 4:09 pm.

Respectfully Submitted

Rob Harper,

DRAFT