

THE TIMBERS OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 25, 2018
318 ELK AVENUE, SUITE 24

Those Present:

Ann Mallow
Erin Stock
Evan Sandstrom (by phone)
Kat Hassebroek
Rob Harper, Toad Property Management, Inc.
Jim Ruthven, Toad Property Management, Inc.
Jacob With, Law of the Rockies
Multiple unit owners (at the office and on the phone)

Rob called the meeting to order at 5:30 pm. and confirmed a quorum with all Board members participating.

Rob said he met with Paul of KW Construction and walked the property and confirmed the building was drying well with heaters and de-humidifiers running and drywall, trim and flooring removed where necessary. Rob explained furniture had been moved to pods in the parking lot.

Rob said he was working with insurance adjusters, engineers, the Town of Mt. Crested Butte etc. and confirmed Superior Alarm had ordered new panels as the alarm system needed to be active before the building could be taken off fire watch. Rob explained further investigation of the fire suppression system was required before repair of that could commence.

Rob said KW Construction intended to bring in a third party mold investigator when the building was dry to certify that there was no mold in the building. Rob explained Jacob With of Law of the Rockies was on the phone and he had recommended the association work with a third party engineer to have them determine the cause of the sprinkler system failure and monitor the rebuilding. Rob said he expected a proposal from the engineer in the next couple of days and it was unclear at this time if the insurance company would cover the cost of the engineer. Rob explained he had the pipe that failed so it was available for the insurance company and engineers to inspect if necessary.

Jacob With said it was necessary for the third party engineer to inspect the building and review the damage as well as reviewing the potential liability and if any action should be taken against the developer or contractors. Rob explained the goal was to get the building operational but it was essential to obtain all the engineering reports and investigate the damage prior to building repair happening.

Several owners on the third floor said personal insurance companies had denied responsibility for relocation expenses or loss of rental income as damage had not occurred within those units. Rob said there was a letter from the Town of Mt. Crested Butte condemning the

entire building until repairs were made to the alarm and sprinkler systems and a copy should be given to the individual insurance carriers and Rob suggested calling Alisa of Mountain West Insurance for assistance if necessary.

Rob said it was unknown at the present time when undamaged units would be available again for occupancy. Rob agreed to post the Timbers insurance policy on the website to make it easier and quicker for owners or their insurance companies. Jacob recommended that owners not contact the developer or contractors directly as it might undermine any future group action. Jacob reminded owners to keep speculation to a minimum especially for anything in writing and direct information through Toad. A request was made for regular updates and Rob said everyone was working hard to move things along quickly and Rob would provide updates when possible. Rob said there was minimal damage to furniture in the units and everything would be removed, tagged and recorded and owners did not need to inspect the damage if they were out of town.

Rob confirmed the prior insurance company terminated the policy on May 24, 2018 and the explanation given was the carrier was no longer insuring associations. Rob explained the prior insurance company was still subrogating the earlier claim but no information was available to the HOA at this time.

Rob explained electricity in the units being used for drying and repairing the damage would be reimbursed by the association. Owners needed to submit the prior months electricity bill and the current months electricity bill and the difference between those two amounts would be refunded to the owner.

Rob said the appliance specialist for KW Construction would inspect the appliances in the damaged units and that was expected to happen in the next few days.

Rob explained there would be a mechanical engineer and forensic engineer inspecting the building. Rob reminded owners to continue to promptly pay their association dues as the deductible on the new insurance policy was \$50,000 and there would be more expenses coming through the association.

Owners thanked Rob and Toad for their assistance and Rob encouraged owners to contact their insurance company. Once the engineering report was available Jacob said he would need to review the document owners signed at closing regarding the condition of the building.

Erin said KW Construction did a fantastic job labelling and caring for furniture during the prior water damaged and expected the current storage to be the same.

Rob thanked the Board for their assistance dealing with the damaged building.

The meeting adjourned at 6:30 pm.