

**TIMBERS OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**314 ELK AVENUE SUITE 24, CRESTED BUTTE CO, 81224**

**TUESDAY MARCH 6 2017 5:30 PM MST**

**In Attendance In Person**

**Evan Sandstrom**  
**Kat Hassebroek**  
**Ann Mallow**  
**Erin Stock**  
**Ted Barrett**  
**Stacy Schultz**  
Rob Harper, Toad Property Management

**In Attendance By Telephone**

**Kieth Stieduhar**  
**Julie Sullivan**  
**Reggie Park**  
**Mike and Lynnette Hunt**  
**John and Janelle Hiles**  
**Russel Desalvo**  
**Steve Daniel**  
**Ann Cline and James Weir**  
**Chris Benedetti**  
**Kimberly Baldwin**  
**Carol Blitz-Smith**

Rob called the meeting to order at 5:38pm, confirming a quorum of the Board. Kat Hassebroek made a motion to approve the minutes of the meeting held November 8, 2016, Erin Stock seconded, all in favor, minutes approved.

**Building Issues:**

- big water leak
- big snow year (over 310 inches so far) and snow-related issues
- bathroom venting
- freezing pipes
- cold/outside air leaks

Recent work involved representatives from an engineering firm, from Coburn, and the developer to investigate the building issues, except for snow related issues which are a separate item. The developer noted that since the building passed inspection any "new build" issues would have to be brought up to the inspectors. Kat said she had a comprehensive list from a previous work session detailing the building issues and what had been accomplished so far.

**Trash:** An on-going issue; the revised location did not work and the dumpster will be moved back to where it was last year. On-site recycling keeps getting contaminated. Reggie Parks said recycling should be tried for a longer period and volunteered for a recycling committee. Carol Blitz-Smith also volunteered. Rob agreed to have another discussion with the Chateau.

**January 7 2017 Leak:** Rob reports that work doesn't stop; many folks involved. We are a small town, communication takes time, insurance has a protocol, etc.

**Financial Update:** The snow removal budget will be exceeded, \$18,000 spent to date with \$23,000 budgeted.

**Public Comment:** The following topics were brought up for discussion

- The water shut off was not found fast enough during the leak for many reasons – a “new” building, finding the right key
- Parking permits are being handed out, not a complete solution found. Temporary or guest permits can be acquired from Toad.
- Standing water at the north end is a grading issue; a roof sheds right there and Toad is working on it.
- Unit 301 continues to be looked at, where is the air coming from? Sealing issues in the attic have been discovered. An old vent or hole was found on Unit 212 side.
- Insurance discussion, the HOA vs homeowner responsibility. An HOA policy discussion will be held going forward. Displacement costs discussion.
- Post flood, all units were gone into for inspection of the ventilation, outside penetration zones were insulated.
- Unit 200 has 2 electrical outlets in the dining room that don't work and the living room heating vent does not work. Rob has worked on the heat issue, Steve Daniels will be made aware of the electrical.
- There is not a priority list for repairs owner vs renter
- Steve Daniels reports that insurance claims take 2-3x longer than expected. Not all claims result in a premium increase. The building was renovated (not new construction) and there is a one-year warranty on everything that was changed from the date your unit was purchased. Email Steve directly with specific issues.
- The freezing pipe issues aren't systemic
- All homeowners will be kept in the loop as for the reasons of the big leak. A restoration report will also be supplied. Remediation vs reconstruction
- Keep track of differences in electrical bills, displacement costs, etc. Rob is confident that all will be worked out in the end, takes time and patience.
- Thanks go to the Board for their work so far

Kat makes a motion to adjourn, Evan Sandstrom seconds, all in favor, meeting adjourned at 7pm.

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Rob Harper, Toad Property Management, Inc