

TREASURY POINT TOWNHOMES ASSOCIATION

BOARD MEETING

OCTOBER 26, 2018 – 11:45 A.M

Present: Peggy Langewisch
Tom Roll
Alex LoRusso (by phone)
Rob Harper, Toad Property Management

Rob called the meeting to order at 11:49 a.m. Peggy made a motion to approve the minutes of the July 10, 2018 meeting. Tom seconded the motion and it was unanimously approved.

Rob said Red Mountain Logworks had completed work on all the railings and post caps to make them safe and some additional staining was necessary. After discussion it was agreed the log railings would continue to be an ongoing expense and Alex made a motion to instruct Rob to begin researching options for more durable railings. Peggy seconded the motion and it was unanimously approved.

Rob said he had reached out to multiple landscaping companies and individuals and a couple of proposals had been received but some of the entities were not interested in providing a proposal. It was agreed Rob would instruct Alpengardner to spread the three bags of wildflower seed prior to the next snow storm and to request a spot on their summer landscaping maintenance schedule with the specific details of landscaping to be confirmed at a future meeting.

After a long discussion it was agreed to continue with the hanging baskets for at least one more year and Tom made a motion to hire Alpengardner for the summer landscaping maintenance, the specifics to be worked out with Alpengardner, and Toad to continue watering and performing maintenance around the buildings. It was agreed the overall cost of landscaping would increase but the beds would look better and planning and guidance from Alpengardner would be very useful. Peggy seconded the motion and it was unanimously approved.

Rob explained a pipe moving water from the back of the building to the front might be releasing water by the retaining wall and causing the small retaining wall to move. Rob said Lacy Construction would use a small excavator to try to locate the pipe and hopefully be able to make a repair to the pipe or drain which would finally solve the issue with the retaining wall. Rob agreed to speak with the Town of Mt. Crested Butte to confirm water was moving through the drain correctly.

Rob said dryer vents would be cleaned and it was agreed mechanical inspections would also be scheduled.

Prior to the meeting Rob distributed a financial report and said all owners were current with association dues. Rob explained the maintenance projects performed during the past few months and said there would be additional hot tub expenses, including a new hot tub cover. It was agreed it would be necessary to use capital funds for some projects such as landscaping improvements and the retaining wall.

Rob confirmed roof and drywall repairs had been completed at Unit 4 and Rob agreed to follow up on a VRBO listing at one of the units and have the listing corrected. Rob said future maintenance requests could be submitted through the Appfolio site and maintenance projects would be easier to track and response time would be improved.

The meeting adjourned at 12:52 pm.

Prepared by Rob Harper
Toad Property Management, Inc.