

Crested Mountain North Condominium Association
Meeting of the Board of Directors
WEDNESDAY, NOVEMBER 16, 2022
Immediately following the Annual Meeting
VIA ZOOM

Present:

Julia Gearhart
Rosalind Cross
Melissa Stewart
Bill Eggert

Others Participating:

Bryan Orsborn
Joe Robinson, Toad Property Management

Melissa called the meeting to order at 3:40 p.m. and confirmed there was a quorum.

Joe said that notice of the meeting had been provided on November 1, 2022.

Melissa made a motion to approve the minutes from the October 19, 2022 meeting. Julia seconded the motion, and it was unanimously approved.

Melissa made a motion to appoint Bryan Orsborn to the Board for a three year term as the At Large representative. Rosalind seconded the motion and it was unanimously approved.

Rosalind made a motion to appoint the following officers, Bryan seconded the motion and it was unanimously approved:

| | |
|----------------|-----------------|
| President | Melissa Stewart |
| Vice President | Bill Eggert |
| Treasurer | Rosalind Cross |

Joe explained recent expenses incurred for the boiler maintenance in the L Building had been paid from the Reserve Account and a \$27,000 special assessment for L Building owners was necessary to partially reimburse the Reserve Account which was now low on funds. Concern was expressed about L Building owners being invoiced for Operating Dues and Capital Assessment Dues and the Special Assessment all on December 1st. After discussion it was agreed the Special Assessment would be invoiced January 15, 2023 and due by February 15, 2023 in an effort to spread the expenses during the holiday period.

Bill made a motion for an L Building Special Assessment of \$27,000, to be divided between owners based on square footage percentages, to be billed to L Building owners only on January 15, 2023. Rosalind seconded the motion and it was unanimously approved.

Joe said he would report back to the Board after troubleshooting on the heat system for the stairwells in the L Building had been completed. Concern was expressed about the lack of cleaning in the L Building stairwells

and Rosalind contacted Housekeeping to have that work completed. Joe said Toad Property Management would address any light bulbs which needed to be replaced in the stairwells.

It was agreed the next meeting would be February 13, 2022 at 1 p.m. (MT).

At 4:05 p.m. Melissa made a motion to adjourn the meeting. Bill seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management

DRAFT