

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**WEDNESDAY, JULY 13, 2022**  
**VIA ZOOM**

Present:

Melissa Stewart

Julia Gearhart

Rosalind Cross

Lisa Laughlin

Bill Eggert

Rob Harper, Toad Property Management

Joe Robinson, Toad Property Management

Aaron “Huck” Huckstep, Association legal counsel

Anne Chang, L-3

Carl Stewart, L-4

Joe called the meeting to order at 1:00 p.m. and confirmed that a quorum was present. Joe said that notice of the meeting had been sent on June 30, 2022.

Lisa made a motion to approve the minutes from the April 6, 2022 meeting. Melissa seconded the motion, and it was unanimously approved.

Aaron “Huck” Huckstep provided an update on the L building boiler system. Huck explained that a third heat exchanger had failed. The heat exchanger had been separated from the boiler and was going to be returned to the manufacturer, Lochinvar, for inspection to determine whether the warranty would be honored. Huck said that the Board was intent on replacing the boiler before temperatures cooled. The Board was also working with Controlled Hydronics to establish a service contract so that Controlled Hydronics could regularly test the hardness and pH of the water within the boiler system and make adjustments over time based on the results of those tests. Huck said that the Board hoped to receive the service contract soon. Huck said that the Board was also continuing to engage with parties who they believed to be responsible for the boiler failures. Huck said that the Board had not had any productive conversations on these issues yet, but the failure of the third boiler had added to the Board’s resolve to seek redress from the parties responsible.

Melissa recommended that the Board remain consistent with its strategy of paying for the boiler repairs by borrowing funds from the Capital account. Those funds would be replenished when the Board succeeded in recovering the funds from the responsible parties through a settlement, and any difference between the total cost of repairs and the settlement would be repaid by L Building owners.

Joe said that he had sent out updated financial statements as well as the Quarterly Financial Report. Joe said that snow removal had come in about \$9,000 over budget for the year. Joe said that the J-6 crawlspace work had also contributed to overages in the Repairs and Maintenance. Joe said that a CenturyLink bill had been inaccurately billed to Crested Mountain North, and Crested Mountain North would be reimbursed for the full amount of \$495.17.

Rosalind asked whether it would be possible to separate all costs associated with the L Building boiler system, including Huck’s legal bills, from the normal operating costs. Rosalind added that she did not believe that the J-

6 crawlspace work should be categorized as Repairs and Maintenance, as she perceived it to be a capital project. Joe said that he could move the J-6 crawlspace expenses to the Capital Projects line item, and he could break out the boiler issue expenses to a separate line item, including the portions of Huck's bills related to the boiler issue. Rosalind asked that Joe's separation of Huck's billing go back to April 2021.

Rob Harper said that he had started a running spreadsheet of all the expenses related to the boiler, and he would share that information with Joe. Rob said that it would not be difficult to accommodate Rosalind's request.

Joe said that an audit had been initiated and the process was ongoing. The results would be shared with the Board when they were available, and Joe hoped that the results would be available before the Annual Meeting.

Joe said that Crested Mountain North was on SealCo's list for this summer for parking lot work and striping. Rob said that it would take one or two days to do the work. Bill said that adding snow poles to demarcate the parking spaces in the winter would still be beneficial after the striping work occurred.

Joe said that the Toad maintenance team had been working on the landscaping this summer. Bill said that the landscaping was looking good. Joe said that the railroad ties around the J Building had been repaired and stained. The needed stonework to the pillars on the J Building was yet to be completed, but Fernando Santos had Crested Mountain North on the schedule. Joe said that he was meeting with Scott Bogart the following week to review the scope of work for the walkway behind the L Building.

There was some discussion of the employee parking spaces. Rosalind noted that one of the employee housing residents had a truck that was too long and was obstructing several parking spaces.

It was agreed that Joe would add some "No Parking" signs on the side of the L Building and to the spot in front of Rosalind's unit.

Bill said that one of the windows in the loft in his unit, L-8, did not open. Joe said that there was sap of some sort in the window, and he would have Nick Sledge of the Toad maintenance team follow up on the issue.

Bill added that he had reached out to 3 contractors but had not yet received any formal proposals for the cost of elevator installation.

Moving on to the Rules and Regulations update, there was some discussion regarding the legality of prohibiting smoking within units. It was raised that smoking within the L Building units could be very invasive to nonsmoking residents. Several Board members felt that if some L Building owners wanted to prohibit smoking in units, they would need to achieve consensus among all L Building owners. Bill agreed to take on the responsibility of reaching out to other L Building owners to achieve that consensus.

Melissa said that she had recirculated the updated Rules and Regulations with all changes accepted, and she asked other Board members to do a final review. Joe said that once the Board was comfortable with the final draft, he could send the updates out to owners with the next Board meeting notice.

Joe said that he had reached out to Rob Felix with Rosalind's questions, and Rob was happy to have a call to address them. Melissa and Rosalind agreed that they would like to meet with Rob to discuss the results of the Reserve Study.

Joe agreed to obtain a bid for replacing the hot tub without rebuilding the deck or the fence.

It was agreed to hold the next Board meeting, which would include a review of the draft 2022-2023 operating budget, on October 19, 2022 at 10:00 a.m. Mountain Time. Joe said that he would aim to provide the initial draft of the budget by October 4th.

It was agreed to hold the Annual Meeting on November 16 at 2:00 p.m. Mountain Time.

It was agreed that Joe would aim to schedule a meeting with Rob Felix for August 16, and Joe, Rosalind, and Melissa would plan to meet in person. It was understood that Rob would likely have to Zoom in.

Melissa made a motion to adjourn the meeting at 2:35 p.m. Rosalind seconded the motion, and it was unanimously approved.

Respectfully Submitted

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Rob Harper,  
Toad Property Management

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