

**CRESTED MOUNTAIN NORTH HOMEOWNER ASSOCIATION  
ANNUAL MEMBER MEETING  
Monday, August 6, 2018  
Office of Toad Property Management, 318 Elk Avenue, Suite 24  
Crested Butte, Colorado**

Present: Julia Gearhart  
Julie McNeil  
Rosalind Cross  
Jonny Jost  
Aaron Huckstep, Counsel for the Association  
Scott Bogart, Pinnacle Inc.  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management

By Phone: Brian Murray  
Amy Savin  
Jody Savin  
Andy McNeil  
Charlie Doan  
Luke Duffield  
Jacob With, Law of the Rockies

Proxy to Julie McNeil: Amy Savin (L5 and L9)  
Geoff Gough (L1)  
Stephanie Duffield (J4)  
Michael Jenkins (L2)  
Brian Murray (L3 and L4)

Proxy to Rosalind Cross: Michael Kraatz (K2)  
CBMR (K1)  
Charlie Doan (J3)  
Sue Rathbone (J5)

Waiver of mailed notice: Geoff Gough (L1)  
Charlie Doan (J3)  
Luke Duffield (J4)  
Michael Jenkins (L2)  
Brian Murray (L3 and L4)  
Julia Gearhart (K1)  
Rosalind Cross (J1, J2 and L6)

Rosalind Cross took a roll call, confirmed a quorum and the meeting was called to order at 1:06 pm. Rosalind welcomed Toad Property Management, the new managers of the association. Rosalind explained Scott Bogart of Pinnacle was at the meeting to answer any questions regarding the remodel and Rosalind gave an update on the progress of the remodel of J and K Buildings. Aaron Huckstep said he was still researching and in contact with CenturyLink regarding the telephone pedestal in the middle of the J parking lot and gave an update on the current findings.

Rosalind Cross said Spectrum had finally confirmed the J and K Buildings did not have internet and Rosalind said she would be notifying owners of the process they needed to follow to obtain the proper equipment for internet service. Aaron Huckstep confirmed he was in contact with Spectrum and would be submitting a written request for return of money paid to Spectrum for the period service had not been available. Rosalind confirmed a settlement with Xstream would also be discussed once the Spectrum issue had been resolved.

Rosalind Cross said the Board would continue to discuss the installation of gas lines to the J and K buildings and explained individual owners needed to contact Pinnacle for installation of the gas lines within each unit as the association would just be providing the gas line and meters to the exterior of each unit.

Rosalind Cross said work was still underway to install a sink in the common space of the L Building for the use of housekeeping. Rosalind explained mitigation of any leaking in the L Building was still being reviewed and communication with Farmers Insurance was ongoing. Rosalind explained recent caulking work appeared to have solved the leaking but as there had not been any significant rain recently a test situation was going to be set up and the L Building checked every hour during that test. If there was any sign of leaking a soils engineer would be hired to prepare a mitigation report. Rosalind explained seal coating of the driveways would occur once Pinnacle had finished the remodel work and there were plans for some small changes in landscaping around the buildings and Rosalind suggested obtaining bids for an irrigation system. Rosalind said various locking systems were being reviewed for the hot tub to remove the need for somebody to physically open and close the hot tub cover each day.

Scott Bogart answered questions regarding the remodel and paving and seal coating project and left the meeting.

Andy McNeil said Toad Property Management would be going back over 2018 expenses to calculate expenses by building and hot tub expenses just for those owners who had opted to be part of those hot tub expenses. Andy explained the September 1, 2018 invoices would include any debits or credits for owners based on those expenses although he did not expect any of those debits or credits to be very large. Aaron Huckstep said as amounts would be so small there might be a benefit to waiting until the 2019 Budget was approved and Rosalind Cross said this would be reviewed further. Rosalind explained the Board would be discussing the \$175,000 bank loan.

Julia Gearhart made a motion to elect Rosalind Cross to fill the board member seat for the J and K Buildings. Charlie Doan seconded the motion and it was unanimously approved.

Julie McNeil made a motion to elect Amy Savin to fill the board member seat for the L Building subject to the association's attorney confirming that Amy Savin was authorized by the trust documents to represent the Trust on behalf of Units L5 and L9. Julie McNeil seconded the motion as proxy for Brian Murray and it was unanimously approved.

Rob Harper agreed to circulate to all owners an informational document regarding operational issues such as smoking, parking and the storing of items on balconies or outside of the buildings. Jody Savin requested a no parking sign be placed near L9 to keep the turning area clear.

Rosalind Cross confirmed the Board seat vacated by Liz Tait would be filled at the next Board meeting.

As there were no additional questions or comments the meeting adjourned at 2:23 pm.