

**CRESTED MOUNTAIN NORTH HOMEOWNER ASSOCIATION  
ANNUAL MEMBER MEETING  
Monday, November 18, 2024 – 2:00 P.M.  
VIA ZOOM**

Present:

Rosalind Cross (J1, J2)  
Greg Gearhart (K1)  
Melissa Stewart (L4)  
Bill Eggert (L8)  
Lisa Schneider (J6)  
Bryan Orsborn (L6)  
Amy Savin (L5)  
Brett Shomaker (L7)  
Geoff & Pauline Gough (L1)  
Luke Duffield (J3 & J4)  
Caroline Hill (L2)

Erin Dicke, Toad Property Management  
Nick Sledge, Toad Property Management  
Collin Schuhmacher, Toad Property Management

The meeting was called to order at 2:00 p.m. Erin Dicke took the roll call and confirmed a quorum. Erin confirmed notice of the meeting went out by email on November 6, 2024.

Melissa Stewart made a motion to approve the minutes of the November 15, 2023 meeting. Bill Eggert seconded the motion and it was unanimously approved.

Erin Dicke apologized for the 2025 Budget being sent out later than the notice of the meeting. Melissa Stewart explained how the Board had put the Budget together using past expenses and anticipated increases. Melissa said L Building owners would receive invoices clearly showing the specific costs for L Building owners. Some expenses had not been allocated correctly for the past year and those expenses would be shown on the invoice as a separate line item. Melissa explained a lot of work had been involved in researching the expenses since November 2023 with Erin and the accounting team. The amount at this time was just estimated and the final figure would be known after the November 30, 2024 financial year end.

Bill Eggert made a motion to ratify the 2024/2025 Budget as presented. Bryan Orsborn seconded the motion and it was unanimously approved.

Nick Sledge confirmed rock work and railing repair had been completed on the outside of the J Building. Nick explained estimates were being requested for the repair of the hot tub deck for work to be performed in 2025. Nick said heating had been turned on and he was not aware of any issues. Bill Eggert said the condensate filters looked dirty and Nick said he had followed up with Controlled Hydronics and new filters had been installed earlier in the year. Bill suggested replacing those filters more frequently and Nick agreed to follow up.

Erin Dicke said the addition of a recycling dumpster was being researched. The cost would be \$150 per month for a dumpster of similar size to the regular dumpster. Rosalind Cross volunteered to be involved in the discussion with Waste Management to confirm the correct location. A lock or camera could be investigated for the dumpsters if people from other buildings used the dumpsters.

Erin Dicke apologized that the management transition from Joe Robinson had not been as smooth as hoped and thanked Rosalind Cross and Melissa Stewart for their assistance in understanding the complex accounting.

Nick Sledge left the meeting.

Bill Eggert and Rosalind Cross were willing to continue on the Board for three year terms. No additional names had been put forward.

Bryan Orsborn made a motion to elect Bill Eggert to a three year term for the L Building owners. Melissa Stewart seconded the motion and it was unanimously approved.

Lisa Schneider made a motion to elect Rosalind Cross to a three year term for the J Building owners. Melissa Stewart seconded the motion and it was unanimously approved.

Erin Dicke said all prior special assessments had been paid. L Building owners would be alerted of the 2023/2024 missed assessments after the end of the financial year on November 30<sup>th</sup>. That assessment, of approximately \$17,000 in total, would be allocated between L Building owners and invoiced on a quarterly basis over the next year.

Amy Savin said her HVAC project would be moving forward the week prior to Christmas and Bryan Orsborn said his HVAC project would be scheduled for February.

Erin Dicke said insurance renewal quotes would be researched 3 months prior to the April renewal. Increases were anticipated and Erin said she would update the Board as more information became available.

Erin said Precise Painting had been engaged for exterior painting of the L Building in 2025. It was agreed the exterior of all buildings would be checked to determine any additional capital repairs.

The next annual meeting was scheduled for November 17, 2025 at 2:00 p.m. (MT).

Collin Schuhmacher introduced himself and said he had purchased Toad in May. Rob Harper would continue with day-to-day operations until at least December, 2025. Collin encouraged owners to reach out to him with questions or concerns.

At 2:39 p.m. Rosalind Cross made a motion to adjourn the meeting. Pauline Gough seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management