

Crested Mountain North Condominium Association
Meeting of the Board of Directors
WEDNESDAY, AUGUST 9, 2023
VIA ZOOM

Present:

Julia Gearhart
Rosalind Cross
Melissa Stewart
Bill Eggert
Bryan Orsborn

Others Participating:

Joe Robinson, Toad Property Management
Brett Shomaker
Amy Savin

Joe called the meeting to order at 1:03 p.m. and confirmed there was a quorum.

Joe said that notice of the meeting had been provided two weeks prior to the meeting.

Bryan made a motion to approve the minutes from the May 11, 2023 meeting. Bill seconded the motion, and it was unanimously approved.

Joe explained Melissa and Julia would have terms expiring in 2023 and as the annual meeting had been moved to November 14th it would be necessary to extend the terms for those additional months. Rosalind made a motion to appoint Melissa Stewart and Julia Gearhart to the Board until the November 15th meeting. Bryan seconded the motion and it was unanimously approved.

Joe said Aqua Chem had provided the filter feeder for the L Building boiler and the feeder would be installed at the earliest opportunity. Melissa said Controlled Hydronics were currently on site but the filter feeder had not been moved from the lobby. Joe said the Service Contract with Aqua Chem was \$635 per quarter and the next visit would be after the filter feeder was installed. Bryan questioned why there was such a long delay to get the boiler operating correctly. Rosalind said efforts had been made to find out why the water was becoming contaminated and experts had failed to find a solution and contractors were not taking responsibility for the issue. Melissa said it had taken four months to obtain the filter feeder and it was difficult to get contractors to do work in the valley. Joe said plumbers were the most difficult contractors to engage in the valley and Controlled Hydronics were based in Telluride.

Rosalind explained attorneys were dealing with claims against the original contractors and their insurance companies for the boiler and that matter was ongoing. Melissa said the installation of the filter feeder would hopefully address any water quality concerns. Melissa explained Controlled Hydronics would be replacing actuators which would hopefully address the excess heat in some units. Joe agreed to provide updates to owners as they became available. Rosalind said the company did not always give advance notice and efforts had been made to get the contractor into units at very short notice in an effort to keep everything moving forward. Joe said Controlled Hydronics had said they would check valves in the L Building and Joe would follow up to make sure those checks had occurred.

Prior to the meeting a financial report had been distributed to the Board for review. A Budget review meeting in October would have financial information through August. A \$27,000 special assessment had been levied to cover some of the L Building boiler expenses and once those funds had been received a deficit of \$7,000 was anticipated. Joe explained a second special assessment would be necessary so the budgeted funds could be transferred from operating to reserve. Joe said snow removal was over budget due to the big snow year but utilities were close to budget.

It was generally agreed the format of the financial reports was an improvement and made it easier to understand. Joe said Pinnacle Construction had contracted roof snow removal out to a different company and Toad had some concerns about possible roof damage. The \$14,450 invoice had not been paid pending a roof inspection. Snow removal on the ground by Pinnacle had generally been satisfactory. Joe agreed to reach out to other roofing contractors and obtain some comparisons. Any comparison needed to include snow removal at the back to the buildings and meters in a timely manner.

Rosalind questioned the significant landscaping expense in June. Joe explained the 40.5 hours had been to repair irrigation, clean up, weed and remove any damaged areas from Winter and prepare the gardens for Summer. The cost was \$2,600 and included the irrigation work. Rosalind said the lawn looked good.

Melissa asked how the cost for water treatment for the L Building would be handled in the future. Melissa suggested adjusting the budget in the future to accommodate the Aqua Chem contract so owners had the regular expense and less special assessments. Rosalind said the frequency of the Aqua Chem checks in the future was unknown and would depend on the results of the first year of testing. It was agreed Joe would include the Aqua Chem expense in ongoing expenses for L Building owners.

Melissa explained L Building owners had received an invoice in January for their portion of a \$27,000 special assessment to cover boiler/heat exchangers. Joe said it would probably be necessary to have a similar special assessment for recent costs so the Reserves of the Association could be reimbursed for those expenses. Melissa made a motion for a L Building special assessment of \$27,000. Bill seconded the motion and it was unanimously approved. Joe agreed to have invoices prepared as soon as possible, according to the percentages in the governing documents, and sent to all L Building owners. Invoices would be due September 30th.

Joe said an estimate of approximately \$45,000 had been given for the hot tub deck demolition and reconstruction with Trex. The same contractor thought the cost to make some essential repairs and maintenance to the existing deck would be approximately \$35,000. Joe explained the work on hot tub deck could be delayed until 2024 when funds and more bids might be available. Joe said repairs had been made to the hot tub and that was currently working well. Joe agreed to continue to gather bids and add the proposed expense to the future Reserve projects.

Joe explained a stonemason had been engaged to deal with the rocks on some of the pillars. The expense was approximately \$1,000 and Joe said it would probably be necessary in the future to replace some rocks on those pillars as water from the roof cracked the rocks.

Joe confirmed lights had been ordered and would be installed later in the week by an owner. Rosalind suggested somebody from Toad could walk the property on a regular basis in the evening to notice things like lights out. Joe said he would speak to Ethan, the head of the Toad maintenance crew, and find out if a monthly inspection could be scheduled or lights checked during the day.

Joe said he had reached out to Gunnison Glass to inspect the seal on doors. As yet Gunnison Glass had not been able to provide a date when the inspection would be made. Joe said he would continue to follow up with Gunnison Glass.

Bill said one of the outside faucets was broken and Joe said he would have the maintenance crew deal with it.

The next Board meeting was scheduled for October 4, 2023 at 2 p.m. (MT) The annual meeting was scheduled for November 15, 2023 at 2 p.m. (MT)

At 2:17 p.m. Melissa made a motion to adjourn the meeting. Rosalind seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management

DRAFT