

**Crested Mountain North Condominium Association**  
**Special Meeting of the Board of Directors**  
**THURSDAY, JANUARY 4, 2024**  
**VIA ZOOM**

Present:

Melissa Stewart  
Rosalind Cross  
Greg Gearhart  
Bill Eggert  
Bryan Orsborn

Others Participating:

Joe Robinson, Toad Property Management

Joe called the meeting to order at 2:03 p.m. and confirmed there was a quorum. Notice of the meeting was sent to all owners on December 21, 2023.

Rosalind made a motion to approve the minutes from the December 13, 2023 meeting. Melissa seconded the motion and the motion was unanimously approved.

Prior to the meeting an L-Building special assessment document had been circulated to the Board with a breakdown of the expenses specific to the L Building. Melissa explained a legal settlement with contractors might happen in the very near future. Melissa suggested one special assessment of \$27,000 and if a settlement was reached by February 1<sup>st</sup>, adjustments could be made. After a short discussion Melissa made a motion to assess a \$27,000 special assessment to L Building owners on February 1<sup>st</sup> and the assessment would be due by the end of the month. Bryan seconded the motion and it was unanimously approved.

Bill expressed concern that Controlled Hydronics had not yet completed work on the condensation filters. Joe agreed to follow up with Controlled Hydronics and request that the housing also be replaced as that would make it easier to see if cleaning was required or already completed.

Bill said parking had once again been an issue near the L Building after Christmas as units had multiple vehicles. The guests had also been storing ski equipment outside the L Building instead of utilizing the inside storage options. Property Managers had been notified.

Snow covered ski equipment was being placed in ski lockers and causing some water damage. Joe said he would update instructions to guests and place the laminated signs around the building.

At 2:21 p.m. Rosalind made a motion to adjourn the meeting. Bryan seconded the motion and it was unanimously approved.

Respectfully Submitted

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Rob Harper,  
Toad Property Management