

Crested Mountain North Condominium Association
Meeting of the Board of Directors
MONDAY, FEBRUARY 10, 2025
VIA ZOOM

Present:

Melissa Stewart

Bryan Orsborn

Rosalind Cross

Bill Eggert

Others Participating:

Erin Dicke, Toad Property Management

Aristan Awitan, Toad Property Management

Bayliss Baker, Toad Property Management

Erin called the meeting to order at 2:04 p.m. and confirmed there was a quorum.

Melissa made a motion to approve the minutes of the November 18, 2024 meeting. Bryan seconded the motion and it was unanimously approved.

Melissa made a motion to approve the December 13, 2024 modifications to the 2025 Budget. Rosalind seconded the motion and it was unanimously approved.

Erin said the Financial Report would be sent to the Board for review. Erin explained the expenses included the roof snow removal by Snow Guru and repairs to the hot tub. April from the accounting team would be available to answer any questions.

Erin said she continued to follow up with Farmers Insurance and other insurance companies regarding insurance renewal. Erin agreed to request quotes based on rebuild costs of \$750 per square foot and also \$1,000 per square foot so the Board could review. Rosalind said some owners might have a problem with Farmers and the Board would continue to review options and select the best company based on coverage and price.

Erin explained CB Hot Tubs had completed repairs and checked the hot tub three times a week at a cost of \$50 per visit, including chemicals. A log could be prepared to track when CB Hot Tubs or Toad checked the chemicals. Erin and Bayliss agreed to check Colorado regulations to determine if there was a recommended frequency for checking chemical levels in common area hot tubs.

Concern had been expressed about the grill and Toad had confirmed the grill needed to be replaced. It was agreed Toad would go ahead and purchase a replacement grill from the local hardware store. Toad would check the grill, whenever at the building, and put the cover back when necessary which might prolong the life of the new grill.

Erin agreed to obtain quotes for the replacement of the hot tub.

Erin said she continued to work with an L Building owner, CB Lodging and Controlled Hydronics regarding the replacement of the actuator. Erin agreed to schedule a building wide inspection at the end of the ski season as some other units in the building continued to experience excessive heat.

Erin confirmed the J3 owner had paid for the window replacement and Erin agreed to check that work had been completed.

Erin said Toad had increased rates and the potential impact on the Budget was unknown at this time. Erin agreed to clarify machine snow removal performed by Pinnacle and Toad. Rosalind said the large machine used by Pinnacle opened up some additional parking spaces. Erin agreed to follow up with the Toad crew to make sure the additional two parking spaces were kept open next to the K Building. Erin explained Pinnacle had not always been able to use the larger machine in that location. Parking must be “nose in” and not parallel to the K Building. The Board agreed to discuss parking and signage at a future meeting. Marking fire lanes might make it easier to enforce parking regulations. Erin and Bayliss would review options.

Erin confirmed the trash dumpster and recycling dumpster had been switched. Moving the dumpster further left would be better and Erin would ask Waste Management to move the dumpsters further to the left and closer to the trees. Waste Management did not have a different style of bear proof trash dumpster.

Erin said batteries had been replaced in all the owner closet locks. The ski locker batteries would also be replaced. Erin explained owners could call the office out of hours and would be directed to the emergency contact person.

Erin agreed to have maintenance review the broken down-spout by the Front Door at the L Building. The upper gutter also required attention. Some trash also needed to be picked up. Some of the issues might be related to the recent AC work at a unit and that would be checked.

Erin said a leak had been reported and was being addressed.

Insurance renewal in April would be approved via email.

The next meeting would be Monday, May 5, 2025 at 2:00 p.m.

At 3:12 p.m. Melissa made a motion to adjourn the meeting. Bill seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management