

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**MONDAY, FEBRUARY 13, 2023**  
**VIA ZOOM**

Present:

Julia Gearhart  
Rosalind Cross  
Melissa Stewart  
Bill Eggert  
Bryan Orsborn

Others Participating:

Joe Robinson, Toad Property Management

Joe called the meeting to order at 1:09 p.m. and confirmed there was a quorum.

Joe said that notice of the meeting had been provided on January 30, 2023.

Bryan made a motion to approve the minutes from the November 16, 2022 meeting. Bill seconded the motion, and it was unanimously approved.

Joe explained Rob Harper had responded to a call regarding a noise in the mechanical room. Controlled Hydronics had inspected and ordered a replacement pump for the boiler. Joe said Controlled Hydronics would be back to complete work on the boiler and install the new pump. Bryan said the noise was quite loud and the mechanical room door was wedged open which caused concern. Joe agreed to contact Controlled Hydronics and find out if that door needed to be left open. Melissa said the flushing of the system would be completed in April and it would be necessary to obtain a date for that work. Bill said the mechanical room was untidy/messy and the waste water discharge buckets needed to be changed. Rosalind said Controlled Hydronics should do that work and Joe agreed to follow up with Controlled Hydronics.

Joe explained Amy Savin had cancelled the lease for the small storage closet in the L Building. One owner had decided not to enter into a \$100 a month lease. Rosalind explained the original intention had been to have a storage closet for HOA use but Toad did not require use of the space. Concern was expressed about the lack of cleaning of the common areas in the L Building and Rosalind said she would follow up with the cleaning crew. The current cleaning schedule was once a month during the winter and summer season with no cleaning during the shoulder seasons.

Rosalind explained the current wording of the storage closet lease was for renewal every three months so the HOA could have use of the closet in the future if needed. Joe said owners had been notified of the availability of the storage locker with the notice of the meeting and owners interested in having use of the storage locker needed to first contact Joe at Toad.

Prior to the meeting a year end financial report had been circulated to the board. Bryan and his wife had some questions and suggestions for the financial report and it was agreed to meet with Joe to discuss and then Bryan would report back to the Board. Rosalind expressed concern about the cost of snow removal, including roof snow removal, and suggested reaching out to other contractors for comparison. Rosalind said in the past snow

had been regularly cleared from the lower parts of the roof which reduced the amount of time it took to do the full clearing of the roofs. Rosalind said the recent removal of snow from the roof had covered her gas vents. The issue had been caught swiftly but resulted in a large invoice for repairs to restore hot water to her unit. Joe confirmed Pinnacle cleared snow from the roof and then Toad removed snow from the ground. Rosalind stressed the need to clear snow away from vents as well as gas meters and other essential services. Joe agreed to follow up. Repairs and Maintenance continued to be high and each year there seemed to be an unexpected expense or increased contractor rates and parts and it had been necessary to use funds which were intended for the reserve account.

Joe said five owners had been contacted regarding delinquencies on dues or special assessments at the end of the year. Only one owner remained delinquent and that was just for \$139.

Joe explained Diamond Blue had provided a bid of \$15,000 to \$18,000 for a replacement hot tub. Pinnacle Construction had recently provided an estimate of \$50,000 to dismantle the existing deck and build a new one. CB Hot Tubs would be providing a bid for the hot tub replacement and Joe said they continued to reach out to contractors for bids to replace the deck. Melissa said the estimated cost had been \$30,000 in the capital repair budget for the hot tub replacement. Rosalind suggested a couple of local contractors and Joe agreed to reach out to them. It was generally agreed the hot tub was operational and the deck was usable and neither posed a health and safety concern at the present time. The work could be scheduled for September but it was necessary to get on a contractor's schedule.

The next meeting was scheduled for Thursday May 11, 2023 at 1 pm (MT).

Rosalind stressed the need to promptly remove roof snow from the ground and Joe said he would follow up and also make sure vents and essential services were clear of snow.

At 2:09 pm Melissa 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