

Crested Mountain North Condominium Association
Meeting of the Board of Directors
WEDNESDAY, MARCH 13, 2024
VIA ZOOM

Present:

Melissa Stewart
Rosalind Cross
Greg Gearhart
Bill Eggert
Jody Savin (Unit L9)

Others Participating:

Joe Robinson, Toad Property Management
Chad and Don, Controlled Hydronics

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 March 2, 2024.

Rosalind made a motion to approve the minutes from the January 4, 2024 meeting. Melissa seconded the motion and the motion was unanimously approved.

Joe explained Controlled Hydronics would explain the work performed on the L Building and also the L Building maintenance schedule going forward. Chad said their work included the replacement of the heat exchanger, flushing of the system, adding new fluids, adding a dirt mag separator and a filter for the chemical pot feeder as well as other maintenance work. Chad confirmed they had been working with AquaChem and responding to their requests. AquaChem would be performing quarterly maintenance water quality.

Chad confirmed the neutralizer condensate medium had been replaced and Don confirmed the parts would be replaced annually unless there was a need to replace them more frequently. Don explained the process conducted to clean the condensate medium. Don said during the Controlled Hydronics Annual Maintenance work all parts of the system would be checked and the technicians would complete a checklist/report.

After discussion about overheating in L Building units Don suggested adjusting the heating curve settings. Chad suggested adding air circulation vents in the mechanical room and continuing to research the garage loop. As radiant heat was slow to respond to thermostat changes Don suggested making language available to owners and guests similar to “Radiant floor heat reacts slowly to temp changes on the thermostats, sometimes taking several hours, and minimal adjustments should be made to the temp settings on the thermostats”.

Joe would coordinate the work with Controlled Hydronics. Don and Chad left the meeting.

Prior to the meeting a financial report through February 29, 2024 had been circulated to the Board. A more detailed financial report for that period would be available soon. Joe said it had been necessary to perform additional maintenance on the hot tub during the ski season. A temporary cover had been installed on the hot tub pending the arrival of the replacement cover. Snow had been removed once from the roof. The snow removal company had suggested removing snow earlier in the season and Joe confirmed snow removal on the

ground after roof snow removal had been discussed prior to the start of the season. Joe agreed to follow up with the roof snow removal company. Joe confirmed there was currently \$138,000 in the bank account and \$50,000 of that was the settlement from the contractor. The Reserve Account was at \$47,000 and Joe said a transfer could be made from the Operating Account to reach the \$100,000 Reserve Account target.

Joe confirmed the Third Amendment of the Bylaws had been successfully adopted by the owners so an audit would not be completed in 2024 and potentially conducted in 2025.

Joe explained the insurance premium would increase at the April 2024 renewal and prior to the meeting some options had been circulated to the Board to reduce those premiums. Mountain West Insurance, a broker, had been researching insurance options. After discussion Melissa made a motion to increase the deductible with American Family to \$25,000 which would save the Association approximately \$8,400 per year, while still researching other insurance providers. Rosalind seconded the motion and it was unanimously approved.

Pinnacle had provided a proposal for the J Building deck railings. Pinnacle had encountered a problem with their lift and Pinnacle could not provide a date for the work to be completed. Joe said he would keep the Board updated. Joe said Pinnacle felt confident the work would be a long-term solution as the prior work had lasted 10 years and Pinnacle said the new price reflected a small reduction in the cost due to the prior work.

It was generally agreed the wording for the signage for the dumpster was good. Joe agreed to contact Waste Management regarding the placement of the sign.

Joe agreed to research parking signs for the buildings to remind owners/guests to not block garage doors and entryways and only park in designated spaces. No Parking signs could also be added to the planter box.

Joe agreed to follow up with Pinnacle about snow removal on the gravel overflow parking spaces on the north side of the K Building.

The next meeting was scheduled for Wednesday, May 29, 2024 at 2:00 p.m.

At 3:29 p.m. Rosalind made a motion to adjourn the meeting. Bill seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management