

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**THURSDAY, MAY 11, 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 1:11 p.m. and confirmed there was a quorum.

Joe said that notice of the meeting had been provided on May 1, 2023.

Melissa made a motion to approve the minutes from the February 13, 2023 meeting. Bryan seconded the motion, and it was unanimously approved.

Joe confirmed the part (a mag separator) for the boiler in the L Building had been received by Controlled Hydronics. Melissa said the hot water to the L Building would need to be turned off Monday, Tuesday and Wednesday (15<sup>th</sup>, 16<sup>th</sup> and 17<sup>th</sup> May) so Controlled Hydronics could install the part and test the system. Melissa said she would notify owners in the L Building. Rosalind said Controlled Hydronics had requested that Toad go to all L Building units on Sunday 14<sup>th</sup> and set all thermostats to 70 prior to the heat being turned off. After the work had been completed Toad would turn thermostats down. Owners needed to alert their property managers of the plan. Rosalind said Controlled Hydronics was optimistic that the change would be successful but that would not be clear until the first testing had been completed. Rosalind explained the Association would be entering into a contract with a Denver based company to perform the regular testing and when that contract was received Rosalind would share the contract with the Board.

Some units in the L Building continued to be hot and Rosalind said Controlled Hydronics could investigate that. Units 1, 2, 4 and 7 had reported issues and Melissa agreed to ask owners if any additional units were experiencing issues. Controlled Hydronics had multiple items to check for the over-heating and Controlled Hydronics would be invoicing that work separately.

Rosalind said only one heat exchanger had been operating during the Winter in the L Building. A new heat exchanger was connected and would be started once the water analyst company from Denver confirmed the chemical balance was satisfactory. Melissa said she had just received notification from Aaron Huckstep ("Huck") that an insurance company representative for Black Dragon Construction would be performing an inspection of the L building on May 19<sup>th</sup> and Huck would be accompanying the insurance company representative.

Melissa said a special assessment had been assessed L Building owners earlier in the year and at the next meeting the Board would review expenses and a decision would be taken on an additional special assessment. Joe agreed to send Melissa and Rosalind a financial report for the L Building expenses.

Prior to the meeting Joe distributed a financial report for first quarter of the Association. Joe explained L Building boiler/heat exchanger expenses for the period were approximately \$11,000. Cash available for the entire Association at the end of February was approximately \$68,000. Capital expenses of approximately \$19,000 had been spent on the snowmelt system at the back of the L Building. Joe confirmed the Association did not have any delinquencies on the payment of dues. McNurlin had requested some journal entries after completing the audit and Joe agreed to share that information with the Board. Any questions would be directed to Eric at McNurlin.

Joe explained CB Hot Tub had installed a new control board and jets and CB Hot Tub felt that work would rejuvenate the hot tub and delay the need to replace the hot tub. Joe said the hot tub was currently closed for the off-season and would be opened some time after Memorial Day (early June) depending on the weather and building occupancy.

Joe said the lock on the hot tub would be switched to a simple lock utilizing just a few codes. The original lock would be stored at the building in case it was needed in the future. Joe explained the surface of the deck appeared to be generally good but slightly worn and faded by the sun. Once the snow melted the deck supports would be inspected and work scheduled if necessary. Joe explained some wood, especially around the hot tub would need to be repaired or replaced. Joe explained the fence, including the posts, on the east side of the deck might need some attention and the metal railings would need painting. Joe explained bids for the replacement/rebuilding of the deck using Trex were \$44,000 to \$50,000. Joe said it did not appear essential to replace the deck in 2023 although it would be necessary to perform some repair work to the existing deck. Joe said he had reached out to the two contractors (Drake Austin and Pinnacle) to provide bids for a repair of the specific items rather than a deck rebuild. Joe said he would circulate that information to the Board as soon as the contractors responded with price and timescale.

Joe agreed to research how to change the code for the keypad. The new code would be circulated to the owners as well as Federal Express and UPS and anybody with storage in the building.

Joe explained the sidewalk by the L Building had been completed and everything appeared to be in good order. Joe said the work was completed in October/November. The project cost just over \$19,000 paid from the capital assessment.

Joe said some rock around the pillars at the J Building would require repair. A stonemason had been contacted but no date given for the start date.

Joe explained some tidy up work and minor repairs had been completed by the maintenance crew. Joe agreed to research the cost of a machine sweep of the parking lot to remove gravel and mud.

Rosalind said the seal was broken on her entry door and fogging of the glass. Joe agreed to check all units in the J Building and contact a glass company for a potential cost.

Concern was expressed about snow storage taking away parking spaces. Rosalind said trucking snow away from the building would be better than reducing the number of parking spaces. Joe agreed to research why snow had not been trucked away during a big snow year.

Joe said the storage closet in the L Building was currently vacant.

The next meeting was scheduled for August 9, 2023 at 1 p.m. (MT).

At 2:14 p.m. Melissa made a motion to adjourn the meeting. Rosalind seconded the motion and it was unanimously approved.

Respectfully Submitted

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Rob Harper,  
Toad Property Management

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