

Crested Mountain North Condominium Association
Meeting of the Board of Directors
THURSDAY, MAY 30, 2024
VIA ZOOM

Present:

Melissa Stewart
Bryan Orsborn
Rosalind Cross
Bill Eggert
Greg Gearhart
Amy Savin

Others Participating:

Rob Harper, Toad Property Management
Erin Dicke, Toad Property Management

Rob called the meeting to order at 11:03 a.m. and confirmed there was a quorum. Rob introduced Erin Dicke from Toad Property Management and said they would be replacing Joe on day-to-day management.

Melissa made a motion to approve the minutes from the March 13, 2024 meeting. Bryan seconded the motion and the motion was unanimously approved.

Melissa explained some major issues had been resolved in the L Building. A recent report confirmed water quality was good and regular updates would be given. Excessive heat in some units was ongoing. Toad would continue to reach out to Don at Controlled Hydronics to find out when that issue could be investigated.

Melissa confirmed the Third Amendment to the Bylaws had been signed.

Toad would follow up with Scott at Pinnacle and confirm a start date for the deck railing work on the J Building. Toad would check all the J Building railings and discuss the scope of work and timing with Scott.

Rob confirmed the target of \$100,000 had been reached in the Capital Reserve Account. The work by Pinnacle would be charged to that account. It was agreed to discuss capital assessments at the next Budget meeting.

Rosalind said the glass in some of the exterior doors on the J Building needed to be replaced as the seals had broken. Joe had confirmed the work would be an Association expense. Toad would follow up with Gunnison Glass or any other vendor who provided a bid for the work.

Rob agreed to follow up with Blue Dog Home Improvement to obtain a start date for the roofing repair which would be paid for by Pinnacle as part of the roof warranty.

Toad would inspect the hot tub area and determine if any work was essential and a full replacement of the hot tub and surrounding area could be discussed as part of the next Budget.

The Reserve Study would be discussed again at the next Budget meeting. Rob agreed to inspect the buildings and review the south side staining of the L Building to determine what work needed to be done. Rosalind said she would be walking around the buildings during the weekend.

Rob confirmed the flower baskets had been ordered and would be delivered on June 12th. General landscaping clean-up had been started and the irrigation was operating. Rob agreed to schedule training for the landscaping crew.

Rob agreed to check if the new signage had been put in place near the garage doors.

Melissa confirmed L Building owners still owed some funds, approximately \$11,000, to reimburse the Capital Account. An August Special Assessment had been approved and Toad would send the invoices out.

Concern had been expressed about a Service Dog in one of the units which had disturbed neighboring units. Enforcement was a challenge and it was agreed honesty of each guest and property manager was required.

Rob confirmed Erin would be the main contact for the Association with Rob copied on all communications.

The next meeting would be Wednesday, September 18, 2024 at 2:00 p.m. (MT). An additional meeting in October would be necessary to review and finalize a Budget. The annual meeting was scheduled for November 13, 2024.

Rob explained the sale of Toad would not impact the day-to-day operation of the company. Rob said he would be at Toad until at least the end 2025.

At 11:55 p.m. Greg made a motion to adjourn the meeting. Melissa seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management