

Crested Mountain North Condominium Association
Meeting of the Board of Directors
WEDNESDAY, SEPTEMBER 18, 2024
VIA ZOOM

Present:

Melissa Stewart

Bryan Orsborn

Rosalind Cross

Bill Eggert

Greg Gearhart

Others Participating:

Amy Savin

Carl Stewart

Erin Dicke, Toad Property Management

Nick Sledge, Toad Property Management

Erin called the meeting to order at 2:02 p.m. and confirmed there was a quorum. Notice of the meeting had been sent on September 13, 2024.

Melissa made a motion to approve the minutes from the May 30, 2024 meeting. Bryan seconded the motion and the motion was unanimously approved.

Erin said she would research the cost of a single stream recycling dumpster. Rosalind expressed concern about trash being added to the recycling and causing Waste Management to reject the dumpster due to contamination.

Melissa said hot tub repairs and improvements by CB Hot Tubs had resulted in the hot tub working well. Replacement of the hot tub did not seem to be a priority at the present time. Nick explained the style of the hot tub was no longer available and any replacement hot tub would be a different size and probably require a pump house for equipment. Replacing the deck around the tub would be approximately \$30,000 based on estimates received from contractors. The contractors did not recommend repairs to the hot tub deck as that might be more expensive than complete replacement. Nick said he would reach out to another contractor, Scott Yost, who might be less expensive and have some suggestions for repairs or replacement. Erin confirmed the maintenance crew would inspect the deck and drill any screws back down where necessary.

Erin confirmed the work on the J railings had been completed.

Nick confirmed the stonework would be started during the first week of October and completed during October. Rosalind stressed the need for the stonework to be addressed prior to the Winter and the work not pushed back any further. Rosalind also expressed concern about lack of maintenance of the flower beds since Toad took over that work. Nick said going forward the weeding and maintenance would be regularly scheduled. Rosalind said the lawn looked good.

Amy Savin said the humidity in her unit was concerning and a mini split system with dehumidifiers might be the solution. Amy explained she had contacted multiple contractors and Snips in Montrose was the company she would like to work with to cool her unit during the Winter. Work would be a 2 day project and the cost to Amy would be approximately \$18,000. Information about the project had been circulated to the Board prior to

the meeting. One outdoor unit on her deck and 3 indoor units, mounted on the walls, would be necessary. The units would be quiet and an electrician would be necessary prior to Snips completing the installation. Amy said any operating costs would be solely the expense of her unit. The outside unit would be placed close to the unit wall and face the parking lot. Amy confirmed a drain was not necessary for the system she had selected. The outside unit on the deck would be white or off-white and unobtrusive. After a long discussion it was agreed further research was necessary to confirm the electrical system in the building had sufficient capacity for all L Building owners installing similar units. The potential locations of units and piping for all L Building units needed to be considered so guidelines or regulations could be drafted by the Association.

Amy and Bryan agreed to form a Committee to research options, equipment locations, permitting and electrical requirements for all buildings. Nick agreed to reach out to CB Electric and Snips to discuss electrical requirements if all owners decided in the future to install a similar system.

Amy said she had already sent a letter to all L Building owners and she would write a second letter, copying the Board, to determine support for the units to be installed in her unit.

Heat to the L Building would be turned on October 1st or earlier if outside temperatures dropped below 32 degrees for more than a couple of hours overnight. Controlled Hydronics had confirmed turning the pumps off would not cause any operating issues or stresses to the system.

Melissa said the L Building expense spreadsheet had been updated and \$3,530.94 was still due to reserves. An August Special Assessment had been previously approved for the L Building. Toad would determine the percentage owed, in accordance with governing documents, by each L Building unit to reach the \$3,530.94 and that information would be shared with the Board and then invoiced.

Erin said she had started work on the 2025 Budget and Erin said she would circulate the draft by October 4th. A Board meeting was scheduled for October 28, 2024 at 2 p.m. to approve the Budget.

The annual meeting was scheduled for November 13, 2024 at 2 p.m. Exterior painting at the L Building would be discussed at the meeting as part of Capital Project discussions. Melissa said her unit was listed for sale. Erin said she would confirm the Board members with terms expiring at the 2024 annual meeting.

Nick confirmed Blue Dog Home Improvement had repaired the multiple areas of the roof damage caused by the snow removal team contracted by Pinnacle. Nick confirmed some roof panels and the areas of roof damage to the L Building had been repaired.

Melissa said the door on the box containing the cable lines on the J Building would not close. Nick said he would inspect and fix or contact Spectrum if necessary.

Nick said he would reattach signage on the dumpsters. Bill said the condensate filters required regular maintenance/replacement and Nick said he would follow up as Controlled Hydronics had been asked to complete that work as part of the annual service.

At 3:46 p.m. Melissa made a motion to adjourn the meeting. Rosalind seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management

DRAFT