

Crested Mountain North Condominium Association
Meeting of the Board of Directors
WEDNESDAY, OCTOBER 11, 2023
VIA ZOOM

Present:

Julia Gearhart
Rosalind Cross
Melissa Stewart
Bill Eggert
Bryan Orsborn

Others Participating:

Joe Robinson, Toad Property Management
Amy Savin

Joe called the meeting to order at 2:13 p.m. and confirmed there was a quorum. Joe apologized for the delay in starting the meeting. Joe explained the draft Budget contained a typo, \$2,900 instead of \$29,000, and a revised Budget had been circulated to the Board via email.

Joe said that notice of the meeting had been provided to all owners on September 30th.

Bryan made a motion to approve the minutes from the August 9, 2023 meeting. Melissa seconded the motion, and it was unanimously approved.

Concern had been expressed by an owner about the delay in posting minutes on the website. Joe said he would follow up and make sure the minutes were posted promptly after the Board had reviewed and commented.

Joe explained AquaChem had requested new sock filters for the filter feeder in the L Building and those had been installed. Joe said Toad continued to follow up with Controlled Hydronics to have the 2nd Boiler fired up. Concern was expressed about the slow response from Controlled Hydronics. Nick from Toad would continue to follow up and valves would be replaced in the units. Bryan expressed concern that the boiler problems had been going on for two years and questioned how aggressive Toad was being in the contact with Controlled Hydronics or AquaChem. Rosalind said vendor shortages continued to be a major problem in the valley and in her opinion, Toad was attempting to move the projects along. Melissa volunteered to help in any way she could but Melissa said Toad had been as responsive as possible. Joe confirmed Nick from Toad continued to communicate with Controlled Hydronics and provide updates as they became available.

Joe said prior to the meeting an August 31, 2023 financial report had been circulated to the Board. Repair & Maintenance were over budget mainly due to the boiler issues in the L Building. The Contract Labor charge related to roof repairs to the L Building, roof inspections and screw and glue on all roofs. Joe explained the screw and glue was not in the Budget but during the roof inspections the need for the screw and glue had been identified and Toad had instructed the roofing contractor to go ahead. Joe confirmed the subcontractor performing the roof snow removal on the L Building would replace the five damaged panels by mid-November. Joe said the damaged panels were patched/sealed and would be watertight until that replacement work could be completed. Concern was expressed about dents on the J and K Building roofs following the roof snow removal. Joe said, according to Blue Dog, the dents did not compromise the roof. Bryan volunteered to send a

copy of the video of the subcontractor's team pounding on the roof of the J Building and Joe would follow up with the subcontractor.

Joe explained operating expenses were approximately \$41,000 unfavorable to Budget year to date and approximately \$14,000 of that had been snow removal. Joe said of the \$41,000 approximately \$35,000 related to the ongoing issues with the boilers in the L Building so the operating overrun was closer to \$6,000. There would be discussion in the future about the L Building expenses being recovered as part of an additional special assessment. Rosalind expressed concern about increasing costs and the need to keep operating expenses under control.

Joe said Toad had reached out to various roof snow removal contractors in an attempt to find a company to replace Pinnacle Construction.

A draft 2024 Budget and breakdown of dues increases per unit had been circulated. Joe explained insurance had increased in April 2023 and the American Family premium was now \$24,000. Concern about the significant increase was expressed. Joe said American Family had explained renewal increases based on the general market but Joe agreed to follow up with American Family for more information. There had been a very attractive rate for the first year and perhaps it was necessary to regularly change insurance companies. Joe agreed to reach out to insurance companies and agents. Joe said hot tub expenses were over budget due to the regular maintenance and supplies. Joe explained the draft 2024 Budget had been based on actual expenses, except for snow removal as the 2022/2023 Winter Season had been a 300+ inch snow year.

In accordance with the Reserve Study increases in the Reserve Fund and Capital Assessments were included in the draft 2024 Budget. Joe explained the L Building specific expenses could be a special assessment to the L Building owners in 2024 and that the need for another special assessment would be presented to owners at the annual meeting. Joe said approximately \$110,000 was currently reimbursable to Reserves despite the two prior special assessments. Melissa suggested spreading the special assessments for the L Building over a couple of years and giving the L Building owners advance notice of those special assessments. Joe confirmed gas and fire protection was included in the L Building only expenses.

Melissa expressed concern about the multiple special assessments to L Building owners and asked if a dues adjustment could be made to cover those specific building costs. It was agreed it could be discussed in the future. Bryan said the failure of the boilers had impacted the resale of units in the L Building and a year of the boilers functioning correctly was needed to correct that. Rosalind said cleaning needed to be included in the specific L Building expenses and Joe said he would correct that.

Joe confirmed the draft 2024 Budget included a \$13,000 increase in dues. It was agreed Joe would circulate a revised draft 2024 Budget and the Budget could be reviewed and then approved at another Board meeting or via email. Joe agreed to circulate an updated 2024 Budget and a breakdown of the proposed dues per unit. Joe asked for responses from the Board by October 16th. Melissa asked that the reasons for the increases needed to be clearly explained to owners as part of the annual meeting documents.

Julia said her son might be willing to join the Board when her term expired.

Bryan said the cleaning company was not doing a good job. Rosalind said she had spoken to the cleaning crew and the cleaning company had a problem getting to water on a few occasions. Rosalind explained the current cleaning crew was approximately \$30 per hour less than having Toad perform the cleaning. Bryan suggested putting the cleaning of the L Building out to bid and Joe agreed to follow up. Joe also agreed to get an estimate from Quick Draw for a deep clean of the carpets in the common area of the L Building.

Joe said outstanding maintenance items needed to be addressed, the hot tub deck and some staining and it was agreed Toad needed to keep up with that maintenance work prior to the future replacement. Joe said the decking could be repaired prior to the Winter and the hot tub being reopened.

Bryan expressed concern about the white staining appearing on the exterior wood. Bill agreed to review when he was next at the building and Joe agreed to research and find out if stain would be the solution. It was agreed the railroad ties between Buildings J and K Buildings would be good for another year. The pillars on the walkways required some attention as well as the hot tub steps and the grill base. Keeping up with maintenance work was essential to avoid liability issues.

At 3:34 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