

Crested Mountain North Condominium Association
Meeting of the Board of Directors
MONDAY, NOVEMBER 11, 2024
VIA ZOOM

Present:

Bryan Orsborn

Rosalind Cross

Bill Eggert

Greg Gearhart

Others Participating:

Erin Dicke, Toad Property Management

April Pannell, Toad Property Management

Erin called the meeting to order at 2:01 p.m. and confirmed there was a quorum.

Prior to the meeting a draft 2025 Budget had been sent to the Board. Rosalind said she had provided Erin with contact information for a different insurance broker and Erin said she had reached out to them. Erin confirmed Toad Property Management would not be increasing their management fee for 2025.

Concern was expressed about the high cost of the monthly maintenance of the hot tub and concerns that maintenance was not conducted as frequently as invoiced. The cost for hot tub supplies were also high. Erin confirmed the supplies were provided by Diamond Blue Pool & Spa. The hot tub cover, a cost of approximately \$1,039, was a capital expense and not part of the regular annual maintenance.

Concern was expressed that parking lot patrol was being billed as an hourly charge and not part of the original management fee. Bryan said he would research prior emails.

Rosalind explained going forward the legal expenses would be a general expense as legal work specifically for the L Building had been completed.

April confirmed the Checking Account balance was approximately \$53,000 and the Reserve Account balance was approximately \$107,000.

April confirmed invoices would clearly state the L Building only expenses as separate line items so owners understood exactly what they were paying for in addition to the regular dues paid by all owners. L Building expenses for 2023/2024 needed to be collected as they had been paid as part of regular expenses and would be shown as a separate line item on the L Building invoices.

After a long discussion Bryan made a motion to adopt the 2025 Budget with dues remaining at the current level. Bill seconded the motion and the Budget would be distributed to owners for discussion at the annual meeting.

Erin said no owners had expressed interest in joining the Board. Melissa might be selling her unit and leaving the Board at that time and Rosalind said she would continue for one more term.

At 3:22 p.m. Bill made a motion to adjourn the meeting. Bryan seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management

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