

Crested Mountain North Condominium Association
Meeting of the Board of Directors
WEDNESDAY, DECEMBER 13, 2023
VIA ZOOM

Present:

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

Others Participating:

Joe Robinson, Toad Property Management

Joe called the meeting to order at 2:04 p.m. and confirmed there was a quorum. Notice of the meeting was sent to all owners on December 1, 2023.

Melissa made a motion to approve the two sets of minutes from November 15, 2023 meetings. Bill seconded the motion and they were approved by a majority with Greg abstaining.

Rosalind explained officers for the Board needed to be elected. Melissa, Bill and Rosalind said they were willing to continue in the roles held during the prior year. Bryan made a motion to appoint the following officers, Rosalind seconded the motion and the motion was unanimously approved:

President	Melissa Stewart
Vice President	Bill Eggert
Treasurer	Rosalind Cross

Joe explained the Second Amendment to the Bylaws required an audit every two years. At the 2023 Annual Meeting a majority of those attending felt the audit could be conducted less frequently. Joe said Huck, the Association's legal counsel, felt an amendment of the Bylaws to extend the time period would be possible and Huck had confirmed the vote could be an electronic vote. Joe explained approval by 70% of the owners of the General Common Elements would be required to make the change. Rosalind suggested an amendment to state every three to five years, at the Board's discretion, so the audit could be scheduled as required. Melissa stressed the need to explain to owners that the change was being considered due to the significant increase in the cost of an audit. Joe and Melissa agreed to prepare a cover letter to owners and Huck would be asked to prepare the Ballot. It was agreed Ballots would go out in early January with responses requested within 10 days.

Prior to the meeting Joe sent an update to the Board on the L Building boiler system. Joe said he had spoken with the owner of Controlled Hydronics and Controlled Hydronics proposed a full maintenance service of the boilers as a new heat exchanger had recently been installed. Controlled Hydronics estimated one day's work per boiler. The condensation filters would be part of the maintenance. It was agreed Don of Controlled Hydronics would be asked to attend the next Board meeting to explain what work would be performed as part of the maintenance. Joe explained AquaChem would be performing quarterly water testing and AquaChem would be willing to train a Toad employee to perform the work in an effort to reduce costs. Joe agreed to

follow up with Rob Harper to determine if Toad was willing to undertake the water testing after AquaChem provided training.

Joe said employees of Controlled Hydronics would address the excessive heat in some units in the Spring as actuators would be replaced.

Joe said he had not received results of the late October water testing by AquaChem. Joe said he would follow up and share the results as soon as they were received.

Joe explained the deck railings in the J & K Buildings, installed by Pinnacle in 2017 required some attention. Pinnacle estimated a permanent fix to pull the railings back and secure would cost approximately \$7,000. Blue Dog Home Improvement thought it would cost less than \$7,000 but they had not submitted a written estimate. It was generally agreed it would be an expense for all owners. Joe said both companies had said the work could be performed during the Winter months. It was generally agreed the work needed to be performed as soon as possible. Joe agreed to reach out to Blue Dog Home Improvement to obtain an estimate and try to get one of the two contractors to schedule the work before the end of January.

L Building owners were paying the Association back for L Building specific expenses via special assessments and Melissa suggested operating costs for the L Building be included in quarterly invoices. Joe said it would be possible to include that information in the 2025 Budget once a clear idea of operating costs for the L Building had been established and the Association had been reimbursed for prior expenses.

The next meeting was scheduled for Thursday, January 4, 2024 at 2 pm (MT). The purpose of the short meeting was to officially vote on the L Building special assessments on February 1, 2024 and August 1, 2024. No other items would be on the Agenda and Joe agreed to notify all owners.

The next regular quarterly meeting was scheduled for March 13, 2024 at 2 pm (MT).

At 3:01 p.m. Bill made a motion to adjourn the meeting. Rosalind seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management