

Crested Mountain North Condominium Association
Meeting of the Board of Directors
THURSDAY, JUNE 3, 2021
VIA ZOOM

Present:

Julia Gearhart

Rosalind Cross

Amy Savin

Melissa Stewart

Rob Harper, Toad Property Management

Nick Sledge, Toad Property Management

Ian Ryder, Toad Property Management

Aaron Huckstep (“Huck”), legal counsel

Lisa Schneider

Pauline Gough

Carl Stewart

Rob called the meeting to order at 2:05 pm and confirmed there was a quorum with four board members participating.

Melissa made a motion to approve the minutes of the March 4, 2021 meeting. Julia seconded the motion and it was unanimously approved.

Rosalind explained Lindsey Olsen had submitted her resignation and there was now a vacancy for the At Large seat on the Board. Rosalind made a motion to appoint Lisa Schneider to the Board to fill the vacant seat. Julia seconded the motion and it was unanimously approved.

Rosalind explained there had been several informal meetings to discuss the heat problems in the L Building. The repair had not been covered by warranty and a special assessment would be necessary for the L Building owners. An inspection of the entire heat system in all buildings had been made by Lochinvar but the report had not yet been submitted. Rob explained the Lochinvar boiler had been installed when the L Building was rebuilt and there had been multiple discussions with several entities and questions regarding the warranty. The final decision had been the work was not covered by warranty and the final invoice was the result of a negotiated agreement. Investigations had continued to determine if other equipment in the buildings would have a problem and Rob said a technical expert from Lochinvar had performed some maintenance and adjustment to the equipment to improve the setup. A report would be provided by Lochinvar and all the equipment was working well at the present time. Additional information regarding chemically treated water, cleaning and future maintenance had been provided by Lochinvar. Rosalind explained boiler maintenance would be performed in the Fall each year and would need to be scheduled in May as the company was so busy. Rob said a lot of useful information had been gathered and would be beneficial in the future.

Rob said even with the information from Lochinvar it would be necessary for a mechanical contractor or some other expert to work on the boilers as the work was complex and not something within the scope of property management. Visual inspection to confirm correct operation was something Toad could do but adjusting and troubleshooting issues would need to be performed by a mechanical contractor and local contractors would not always have the expertise of Lochinvar. Rob agreed to speak to Alpha regarding additional training or research to be able to fully understand the Lochinvar boilers.

Ian said water samples were being tested by Lochinvar and Lochinvar had not identified any immediate concern on the second boiler. It was possible that the second heat exchanger would fail due to the same cause or it may not have been affected by the untreated water. No one knows at this point. Ian agreed to follow up with Fred at Alpha and obtain clarification on the current set up of boilers and heat exchangers.

Ian explained the Lochinvar report would help to understand why the L Building boiler required the replacement of a heat exchanger and assist in understanding why warranty did not cover the cost of repair. The Board would continue to research if anyone was responsible for an oversight at the time of installation or during maintenance since 2018.

Rob proposed a \$10,000 special assessment for heat repairs and related expenses to be shared by L Building owners in accordance with the governing documents. Rosalind made a motion to assess the L Building owners \$10,000, divided in accordance with the First Amendment to the Declaration, for heat and related expenses in the L Building. Lisa seconded the motion and it was unanimously approved. Rob said invoices would be sent as soon as possible.

Rob said options for the sidewalk and patio at the back of the L Building were still being researched. Ian said local concrete contractors were not interested as the project was too small. Rob explained metal grating was being considered as it would be slip resistant, or a redwood deck was another option. Ian said there was no sign of additional settling since gravel was added. Snowmelt was working on the other side of the building and Rob said snowmelt could be put back on the rear walkway depending on the sidewalk materials. Ian explained the snowmelt system was only sized to work on a sidewalk and not a large patio area. After discussion it was agreed to research using pavers for a new sidewalk and provide a proposal. Ian confirmed sprinklers were working at the back of the L Building and grass seed would be spread.

Rob circulated a proposal from SealCo for crack seal, sealcoat and parking lot striping. Rob explained the total for the work was \$7,475.20 and it was broken down so one, two or all of the items could be selected. Rosalind made a motion to proceed with crack seal, sealcoat and parking lot striping at the cost of \$7,475.20 subject to the work being completed outside of the main Summer season. Melissa seconded the motion and it was unanimously approved. Ian agreed to contact SealCo and schedule the work for a prompt start or to be scheduled for September.

Rob explained Amy had asked if the spare closet on the lower level of the L Building could be leased to her. Amy said she had emailed owners asking if closet space was available. After discussion Huck agreed to provide a simple lease agreement which could be cancelled upon 90 days notice by either side. Rob agreed to research costs for similar size storage units and coordinate with Amy.

Rosalind said there had been discussion about updating the governing documents to incorporate earlier changes and to bring the documents into compliance with CCIOA. Comments from owners had been sent to Huck and Rosalind said it would be important to feel confident there would be sufficient support for the amendments. Amy suggested restricting changes to the governing documents to be kept to changes which could not be open to challenge so adequate approval could be obtained and other topics approached in the future. After a long discussion it was agreed the committee would meet to discuss further and report back to the Board at the next meeting.

The Board did not think it was necessary for Executive Session at the meeting and once the Lochinvar report was obtained the Board and Huck would discuss further.

At 3:37pm the meeting adjourned.

Respectfully Submitted

Rob Harper,
Toad Property Management

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