

Crested Mountain North Condominium Association
Meeting of the Board of Directors
Monday, July 9, 2018
2:30 PM

Board Members Present by Phone:

Julia Gearhart
Andy McNeill
Rosalind Cross
Brian Murray

Owners Present by Phone:

Luke Duffield
Charlie Doan
Mike Jenkins

Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management
Scott Bogart, Pinnacle Construction

Rosalind called the meeting to order at 2:35 pm. Rosalind welcomed Rob Harper and Toad back as Managers of the Association.

Julia made a motion to approve the minutes of the June 26, 2018 Board meeting. Brian seconded the motion and it was unanimously approved.

Prior to the meeting Rosalind circulated updates regarding the work at J and K Buildings and said Scott Bogart of Pinnacle Construction was at the meeting to answer any questions regarding progress of the work. Andy expressed concern about the removal of the stucco on the K Building and Scott Bogart said damage had occurred in a couple of units in the J Building due to the foundation work to mitigate rot and was not due to the method being used to remove the stucco. Scott confirmed sill plates and floor joists in some units were rotten and had to be replaced. Scott said the new waterproofing material on the roof was being installed as the existing material was removed so the buildings were dried-in quickly. Andy said he had a full set of unit keys to pass to Scott and Andy and Scott agreed to meet at 10 am the following day and to check for any leaking.

Scott said he had received verbal approval to proceed from Crockett and once Crockett sent an email the flashing would be manufactured. Rosalind said once the flashing and caulking was completed the building would need to be inspected after heavy rain to check for any leaking.

Scott said a sink for housekeeping could not be installed in the L Building as a drain was needed and work to install that drain would be extensive as it would involve cutting into the slab. Scott explained the plumber needed a copy of the plans to assist in reviewing other options and Scott agreed to call the Town or Ben White, Architect for additional information about the existing plumbing.

Rosalind said Scott had submitted a \$10,000 proposal for repair and replacement of rotten areas in the J and K Buildings and Scott confirmed work on the K Building was approximately half way through and the exact cost

for the work would not be known until stucco removal on the K Building was completed. Scott said in another week or so he would have a firm figure for the replacement costs for J and K Buildings and would submit an invoice for the Board's review at their August 6, 2018 meeting.

Rosalind made a motion to install a gas line for \$3,700 to the J and K Buildings as a proportional expense to the J and K Building owners. Julia seconded the motion and it was unanimously approved. Rosalind explained the cost was just for bringing gas to the building and each individual owner would be responsible for hooking up their unit to the line and there would be individual meters at the units.

Scott reported the CenturyLink telephone box in the parking lot did not provide phone service to any units in the L, J or K units and just provided phone service for other buildings in the area. It was agreed the association's attorney would be asked to review existing easements and report back to the Board prior to any work being commenced to relocate the telephone box.

Rosalind said Scott had agreed to repair any drywall damage in unit J6 and Scott had asked that the association cover the cost for the bath tubs and tiles in the two bathrooms in J6. Scott agreed to contact the owner of J6 to confirm the scope of work and the Board would discuss again once costs were known.

It was agreed the next Board meeting would be held on August 6, 2018 immediately following the annual owner's meeting scheduled to start at 1 pm.

The meeting adjourned at 3:27 p.m.

Respectfully Submitted

Rob Harper,
Toad Property Management, Inc.