

Crested Mountain North Condominium Association
Meeting of the Board of Directors
TUESDAY, SEPTEMBER 14, 2021
VIA ZOOM

Present:

Julia Gearhart

Rosalind Cross

Amy Savin

Melissa Stewart

Lisa Schneider

Rob Harper, Toad Property Management

Aaron Huckstep (“Huck”), legal counsel

Matt Russell

Rob called the meeting to order at 2:06 pm and confirmed there was a quorum with all board members participating.

Rosalind made a motion to approve the minutes of the June 3, 2021 meeting. Lisa seconded the motion and it was unanimously approved. Rob confirmed SealCo would be performing the work on the parking lot as well as striping in the lot but no start date was known at this time.

Rob explained the Budget Meeting would be in October and then the Annual Meeting in November. It was agreed the Budget Meeting would be October 21, 2021 at 10 am. The Annual Meeting would be November 10, 2021 at 1 pm.

Rob said initial work on a Budget was underway and current financials had been circulated prior to the meeting. Rob confirmed the expenses for the L Building, including boiler, contract labor, legal, etc, had been split out as a separate calculation and L Building owners would be assessed. Approximately \$19,000 would be assessed to L Building owners as \$10,000 had already been paid towards the \$29,000. There might be additional expenses but contractors needed to be paid for the work already performed. Prior to emailing invoices to L Building owners Rosalind and Melissa would review.

Rob asked Board members to submit topics for the Annual Meeting Agenda and also topics for the Board Meeting which would be immediately after the Annual Meeting. Rob agreed to email all owners asking if any owner wanted to volunteer for a seat on the Board. Rob also agreed to contact the new owners and obtain waivers so the Annual Meeting documents could be sent by email instead of regular mail.

Rob said Pete had been working on the grass at the back of the L Building and if possible the sidewalk would be heated. Rosalind said Lochinvar and Alpha Mechanical had been in contact regarding the L Building boiler and there would be an update later in the meeting during Executive Session.

Lisa explained the research and the proposed options to deal with water infiltration in the basement of the J Building. It was agreed to proceed with the proposal for work in the basement and Rob and Rosalind agreed to reach out to Scott at Pinnacle to perform the outside work on the foundation wall and Leo would perform the work inside the basement. If necessary guttering would be added in 2022.

Rob said one employee had quit and two new employees had been hired and Rob said he felt good about the new hirings. Rob said a new employee had been hired on the administration side and Rob said he was talking to another individual and was hopeful she would join as well. Two new maintenance guys had applied and would hopefully be added to the maintenance team. Higher rates of pay had been necessary to attract the new employees. Rob thanked the Board for assistance on many projects over the past few months.

Rosalind said new codes would need to be added for access to the hot tub. Concern was expressed about the dumpster being used by individuals not connected with Crested Mountain North.

Matt Russell left the meeting and Aaron Huckstep (“Huck”), legal counsel, joined the meeting.

At 2:49 pm Rosalind made a motion to go into Executive Session to discuss the L Building boiler issue with legal counsel. Lisa seconded the motion and it was unanimously approved.

At 3:16 pm Julia made a motion to leave Executive Session. Lisa seconded the motion and it was unanimously approved.

Lisa made a motion at 3:18 pm to adjourn the meeting. Rosalind seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management