

Crested Mountain North Condominium Association
Meeting of the Board of Directors
Wednesday, January 30, 2019
3:00 PM

Present:

Rosalind Cross

Amy Savin

Rob Harper, Toad Property Management

Jim Ruthven, Toad Property Management

Board Members Present by Phone:

Julia Gearhart

Brian Murray

Andy McNeil

Owners Present by Phone:

Jason Fries

Carl and Melissa Stewart

Brett Schumacher

Jonny Jost

Jody Savin

Rob called the meeting to order at 3:02 pm. Julia made a motion to approve the minutes of the October 22, 2018 meeting. Brian seconded the motion and it was unanimously approved.

Rosalind gave an update on the J and K Buildings and said work was in progress to hook up the gas lines. Rosalind said parking issues had been dealt with recently and the schedule for trash pickup had been increased during busy periods. Rosalind asked Board members to contact Toad if they noticed the dumpster was full so an additional pickup could be ordered before trash was outside the dumpster and to notify Toad if the cleaning schedule for common areas needed to be increased. Rosalind said a lot of the regular operating expenses had been reduced. Rosalind confirmed the sink was operational in the L Building and the venting in the room was underway.

Andy said some adjustments had been made to the Budget to reflect the renegotiated expenses. Rob confirmed work was ongoing with Gallagher and Liberty Mutual to finalize new insurance coverage and working with Crested Butte Electrical for the required electrical inspections. Jim said there was not a separate Budget for building specific expenses and at the present time all expenses were reflected on the one Budget and there were four owners who would not be contributing to the hot tub expenses.

Rob confirmed Pinnacle Construction had been unable to complete work on the J and K Building before the start of winter and a list had been prepared of items still requiring attention and \$10,000 held back from the payment to Pinnacle. Rob said Pinnacle had agreed to have all items on the punch list finished by June 1, 2019. Rob and Rosalind said David of Mountain Home Management had agreed to finish the outstanding work on the shed and David was working with the Town of Mt. Crested Butte Building Inspector and an Engineer to have the work performed to their specifications. Rob explained Jody Savin had recommended a Denver contractor to install the irrigation sprinklers and that contractor had submitted plans and a proposal which was considerably less than the proposal from Pete French. Rosalind expressed concern that the Denver contractor had not visited the site and when he did the price might increase considerably once the challenges of the work

were fully understood. Julia expressed concern about a contractor from Denver maintaining the sprinkler system. Rob said he was speaking with Pete French regarding his proposal and there was time to research this further prior to the work commencing in the Spring.

Jason Fries asked for a 10 year Capital Reserve Study and Rob agreed to obtain proposals and report back to the Board with pricing. Brian said a credit would be issued to owners in the March dues if insurance was less than the original estimate and it was agreed in the future the Operating Budget would include an insurance line item. Brett Schumacher asked for clarification regarding the building specific expenses and timing of insurance premiums. After a discussion regarding the proposed 2019 Budget Andy made a motion to accept the draft 2019 Budget with the agreement that unused insurance premiums would be credited to owners in March 2019 if the renewal premiums were lower than anticipated. Brian seconded the motion and it was unanimously approved.

Rob reminded owners and guests to display parking passes and said Toad had been checking passes and enforcing the parking regulations. Rob said owners renting their units could keep the original passes, make a photocopy of the pass and write on the photocopy the dates of the stay and display that in the vehicle. This would prevent renters from driving away with the original pass and the owner having to pay to replace the pass.

After a short discussion it was agreed discussion regarding an elevator in the L Building would be revisited in the Summer meeting.

Amy requested a to do list be prepared of the Board's actions together with notes explaining what had been accomplished. Jody questioned why just L owners paid for cleaning common areas in the L Building when all owners had access to owner's closets in the L Building. It was agreed more cleaning was necessary during the busy periods or when owners with dogs had been in the building.

Rosalind said the next Board meeting would be in May and the specific date set approximately 3 weeks prior to the meeting. It was agreed the Annual Meeting would be Monday, August 5, 2019 at 1 pm.

Rosalind made a motion to adjourn the meeting at 4:15 pm. Amy seconded the motion and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management, Inc.