

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**Monday, October 1, 2018**  
**3:00 PM**

Present:

Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management  
Aaron Huckstep, Association Counsel

Board Members Present by Phone:

Rosalind Cross  
Julia Gearhart  
Brian Murray  
Amy Savin

Owners Present by Phone:

Jody Savin  
Jason Fries  
Michael Jenkins

Rosalind called the meeting to order at 3:03 pm. Rosalind made a motion to approve the minutes of the August 6, 2018 meeting. Brian seconded the motion and it was unanimously approved. Rosalind made a motion to approve the minutes of the September 5, 2018 meeting. Julia seconded the motion and it was unanimously approved.

Rosalind explained the order of the Agenda topics would be changed and the J and K construction project update would be the first item to be discussed. Rosalind said there was sufficient money to make the payment on October 8, 2018 to Pinnacle and prior to the meeting Jim had distributed a spreadsheet showing the association would have sufficient funds to cover the loan payments to the Bank subject to owners making the special assessment payments by the due date and Rosalind confirmed the sale of a unit would trigger the immediate payment of the full amount of the special assessment.

Rosalind explained two proposals had been received for installing an irrigation sprinkler system and both proposals were approximately \$15,000 plus plumbing costs to connect to the main water supply at the buildings. Rosalind said the proposals included irrigation to all landscaped areas and there would be additional costs to turn on the irrigation system in the Spring and blow out the system in the Fall and possibly occasional checks during the season but it would not be necessary for somebody to manually water flower baskets on a regular basis. It was agreed to delay a decision until Rob had obtained an estimate from a plumber for the connection to the water supply at each building. Rosalind stressed an irrigation system needed to be in place prior to Summer 2019.

Rosalind made a motion to approve the Spring expenditure of approximately \$2,500 to Peter French for completing the planting of the beds around the J and K Buildings which had been disturbed during construction. Jodie expressed concern that the L Building landscaping was being ignored and Aaron suggested the landscaping for the L Building be discussed at a future meeting. Rosalind explained planting areas around the L Building were limited as trees could not be planted in the snow shed area from the roof and the association only owned 10 feet out from the building. Rosalind pointed out the a number of trees were added to the grounds as part of the L building rebuild. After discussion Rosalind confirmed her motion to spend \$2,500 on

landscaping the disturbed areas by the construction at J and K Buildings. Julia seconded the motion and the motion failed with two in favor and Brian and Amy opposing the motion.

Amy made a motion to move ahead with the \$2,500 Peter French proposal for the J and K Building landscaping and to ask Peter French to look at landscaping options for the L Building. Brian seconded the motion and it was unanimously approved. Rosalind confirmed she would speak to Peter French.

Rosalind said a check had been received from Farmers Insurance in accordance with the Pinnacle proposal to add vents and fans to a room in the L Building. It was unanimously agreed that Pinnacle would be instructed to proceed with the work outlined in their proposal.

Rosalind explained the addition of a housekeeping sink in the L Building was continuing to be a problem and Rosalind said she would email the Board if a plumber confirmed a location for the sink.

Rosalind said an engineer from the insurance company had determined the leak in the L Building was an ongoing problem and not the responsibility of the insurance company as it was not damage as a result of the fire. Rosalind explained Pinnacle had added caulk and flashing to the area and there was no surface water leaking into the building and the problem might have been solved. Rosalind said if the leak was a ground water problem the leak would not be duplicated again until the Spring and if necessary would be addressed at that time. Rosalind explained the water damaged area in the stairwell would not be repaired until after the Spring thaw to avoid performing the work twice.

Aaron gave a quick update and said the L Building replat had been recorded with Gunnison County, Pinnacle had created the trench and CenturyLink would be moving the pedestal and no payments were now being made to XStream. Jason agreed to follow up with the CBMR tenants who had declined the Spectrum television and internet boxes and were currently without internet service.

It was agreed the next Board meeting would be Monday, October 22, 2018 at 3 pm (MST) unless plumbing proposals were not available. The meeting adjourned at 4:13 pm.

Respectfully Submitted

---

Rob Harper,  
Toad Property Management, Inc.