

Crested Mountain North Condominium Association
Meeting of the Board of Directors
Monday, October 22, 2018
3:00 PM

Present:

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

Board Members Present by Phone:

Julia Gearhart
Andy McNeil
Amy Savin

Owners Present by Phone:

Jody Savin
Jason Fries
Jonny Jost
Sue Rathbone

Rosalind called the meeting to order at 3:00 pm. Rosalind made a motion to approve the minutes of the October 1, 2018 meeting. Julia seconded the motion and it was unanimously approved.

Rosalind said construction was moving along on the J and K Buildings slowly and crews were working on the exterior as well as repairing the interior of units. Rosalind explained there had been a few problems with the Bank and the loan but those had been resolved and resulted in the saving of one week of interest. Rosalind said the loan had been drawn down and \$125,000 had been paid back today with another \$34,000 would be paid down when the sale of a unit completed in early November.

Prior to the meeting a bid from a plumber to install a backflow preventer for a new irrigation sprinkler system had been distributed. Rosalind said Brian Murray had requested a calculation of how much would be spent on hoses, timers and labor to move the hoses over a 5 to 7 year period so a cost comparison could be made with the total cost of a plumber and the irrigation system proposals. Rosalind said she had requested those figures but did not have the information at the present time. Rosalind said the bids were \$15,000 for the installation of a sprinkler system by Peter French and \$2,800 for the plumbing work and the \$15,000 bid was the lowest proposal obtained. After discussion Rosalind made a motion to approve the Peter French proposal of \$15,000 for the sprinkler system with special assessments due on February 28, 2019 and May 31, 2019 and approve the Timberline Mechanical proposal of \$2,841 for the plumbing and backflow preventer to be assessed immediately. Julia seconded the motion and it was approved by three yes votes and Amy voting against.

Rosalind said the L Building did not have a housekeeping sink and Timberline Mechanical had submitted a proposal to install a sink in the main riser room. Andy made a motion to accept the Timberline Mechanical bid for the installation of a housekeeping sink and to assess all owners at the same time as the irrigation sprinkler system invoice. Julia seconded the motion.

Rob explained a new proposal had been submitted by Peter French for the L building landscaping for \$1,637. Rosalind suggested using the extra stones instead of the timbers outlined in the proposal. Rob said a second

proposal had been submitted by Peter French for a retaining wall at the south east corner of the J Building for \$1,310. After discussion Rosalind made a motion to approve the \$1,310 bid from Peter French to install a retaining wall for the J and K Buildings and the construction of the retaining wall to start immediately and be funded by special assessments to all owners. Julia seconded the motion and it was unanimously approved.

Andy made a motion to approve the \$1,637 Peter French proposal for landscaping at the L Building and for funds to come from the capital account. Julia seconded the motion and it was unanimously approved. Rob agreed to contact Peter French regarding the acceptance of the two proposals with some work commencing immediately and other work proceeding in the Spring.

Rosalind explained a letter had been sent by Certified Mail to David Gross and Billy Laird on October 18, 2018 requesting an engineer inspect the construction of the shed on the K Building within the next 30 days so that the Town of Mt. Crested Butte would be willing to issue a building permit. Once the building permit matter was addressed it would still be necessary to build steps, paint and secure the front door and it was agreed the Pinnacle Construction bid appeared to be high and other bids should be obtained. It was agreed to continue discussion at a future meeting or by email.

Rob confirmed Diamond Blue would have the J and K Building hot tub operational around November 1, 2018 and that Toad would maintain the hot tub on a regular basis. Not all responses had been received regarding L owners using the J and K Building hot tub and more follow up was required. Rosalind said a lock for the hot tub would be discussed between the owners signing up to use and fund the hot tub operation.

Rob confirmed Scott Bogart of Pinnacle Construction was continuing to work with United Companies regarding asphalt issues.

Jim confirmed he was working with two potential tenants for Unit K1 and expected to have a signed Lease very soon.

Rosalind said it would probably not be necessary to have another Board meeting during the remainder of the year as remaining matters would be dealt with by email.

The meeting adjourned at 4:07 pm.

Respectfully Submitted

Rob Harper,
Toad Property Management, Inc.