

Crested Mountain North Condominium Association
Meeting of the Board of Directors
Thursday, November 19, 2020
VIA ZOOM

Present:

Julia Gearhart

Rosalind Cross

Melissa Stewart

Jody Savin

Michael Jenkins

Lisa Loughlin and Kit Boyd

Lindsey Olsen

Geoff Gough

Bill and Elizabeth Eggert

Rob Harper, Toad Property Management

Rob called the meeting to order at 3:10 pm and Rob confirmed notice of the meeting was circulated by email on November 13, 2020.

Rob explained the first item was to discuss the draft 2021 Budget. Rob said expenses in the 2021 Budget were similar to prior years and the Budget proposed a small dues increase. Rob explained the Reserve account was currently at approximately \$73,000 and more transfers needed to be made prior to the end of the year. The intention was to get the Reserve account back to \$100,000 within the next two years. Rosalind made a motion to approve the draft 2021 Budget as presented. Julia seconded the motion and it was unanimously approved.

Rob said the foundation work on the back of the L Building had been completed and there had not been any more water infiltration. Rob explained additional grading had been performed during the summer and gravel had been added and a temporary walkway along the back of the building. Reseeding and any concrete walkway would be completed in 2021 and additional grading would be performed in 2021 if necessary. Owners and guests needed to be reminded that parking was not permitted at the back of the building so signage might be necessary in Summer 2021.

Rob explained SealCo had not yet completed the striping in the parking lot and Bill said two vehicles had not been moved which prevented SealCo performing the work. Two spaces would be added by the K Building. For the winter it would be temporary parking, using excess gravel from the L Building project, and permanent parking spaces had been approved by the Town.

Rob said the Grand Junction auditor was retiring and Rosalind suggested amending the Bylaws to permit an audit every three years and then reaching out to McNurlin to once again perform the audits. Rob explained the fiscal year for budgeting had been changed but perhaps the annual meeting date could also be amended in the Bylaws.

Rob explained the hot tub lock was working and hot tub codes had been given to owners who had signed up to pay for operation and use of the hot tub. New owners would receive a code if they wanted to sign up.

Andy McNeil had sold his unit and resigned from the Board as an at large representative. Lindsey Olsen said she was willing to volunteer to complete the unexpired term. Rosalind made a motion to appoint Lindsey Olsen

to the Board as the at-large representative until 2022. Melissa seconded the motion and it was unanimously approved.

Rosalind made a motion to nominate Melissa as Treasurer. Julia seconded the motion and it was unanimously approved. Rosalind made a motion to remove Andy McNeil as a signer on the Association's bank accounts and appoint Melissa Stewart as a signer to join Rosalind Cross and Rob Harper as signers on the Association's bank accounts. Julia seconded the motion and it was unanimously approved.

Rob said heat had been restored in the L Building after an airlock in the system had been dealt with. Rob thanked owners for their patience as it had taken some time to get a plumber to respond. Rob explained a shortage of plumbers and electricians in the valley continued to cause problems and delays.

Rosalind explained Pinnacle had been hired to prepare an overflow parking area adjacent to Crested Mountain North. Rosalind said the L parking lot steps down to the road were owned by the adjacent owner and therefore it would not be possible to restrict access to the overflow parking area. Liability issues would need to be discussed once more details of the adjacent parking area and how it would be used were known. Rob agreed to speak to Pinnacle about preparing the two additional parking spaces by the K Building while he was working in the area. Rob agreed to reach out to the Club to find out more about the overflow parking.

Rosalind said the next meeting would be during the Winter.

The meeting adjourned at 3:56 pm.

Respectfully Submitted

Rob Harper,
Toad Property Management