

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**Thursday, July 18, 2019**  
**12:00 PM**

Present:

Rosalind Cross  
Rob Harper, Toad Property Management  
Ian Ryder, Toad Property Management

Board Members Present by Phone:

Amy Savin  
Julia Gearhart  
Brian Murray  
Andy McNeil

Also Present by phone:

Carl and Melissa Stewart  
Geoff Gough  
Jason Fries  
Aaron Huckstep, Association Counsel (for the Executive Session)

Rob called the meeting to order at 12:03 pm. Rosalind explained the purpose of the meeting was to discuss the Aspen Foundation proposal which had been revised after the engineer had visited the site.

Rosalind explained the engineer, after visiting the site, had recommended a different scope of work and Aspen Foundation had modified their proposal to meet the engineers recommendation. Rosalind said the cost for the reduced work in the new proposal was \$83,350. To get onto the schedule for Aspen Foundation to complete the work prior to the start of winter a deposit needed to be promptly paid.

Rosalind explained a Farmers Insurance engineer had determined the water damage to be an existing drainage issue from the hillside and not related to the fire or the rebuilding. When the excavation at the back of the building was completed Aspen Foundation and the engineer would have a better understanding of any problems which might have occurred as a result of the fire or the rebuilding process. Although the leaks at the back of the building had been discussed in the past the area at the back of the building was not excavated as part of the insurance claim. It was only in 2017 when the leaks reappeared that Crockett Farnell had performed some excavation in specific areas in an attempt to address issues which he thought were a result of poor drainage off the hillside.

Rosalind said the extensive foundation work with Aspen Foundation would have a 5 year guarantee. There was no guarantee that the water would not find another location to enter the building although the recent engineer's inspection indicated sufficient drainage with sump pumps in other parts of the building.

Rosalind explained the special assessment for the foundation work had been \$140,000 but with the reduced scope of work and amended proposal of \$83,350 the Association might be able to have the work completed for less money. Rosalind said the contractor and enginner would be monitoring the work after excavation and if the engineer decided additional work was necessary the work would be performed at that time using funds from

the special assessment. Amy summarized her understanding that if the engineer and excavator believed that the leaks were related to the fire or faulty construction the Board would revisit pursuing Farmers or the contractor.

Rosalind made a motion to approve the Aspen Foundation Repair LLC proposal, dated July 13, 2019 for \$83,350, instead of the earlier proposal of \$140,000. Rosalind cautioned there could be additional work and cost once the foundation was exposed and inspected by Aspen Foundation and the engineer. Amy seconded the motion and it was unanimously approved.

The call was finished and Board members were asked to call in on a different phone number as the next portion of the meeting would be in Executive Session to discuss a legal matter. Rob explained there would be no further discussions after the Executive Session and the meeting would adjourn.

At 12:44 pm Rosalind made a motion to go into Executive Session. Julia seconded the motion and the motion carried.

At 12:55 pm Rosalind made a motion to leave Executive Session. Andy seconded the motion and it was unanimously approved.

The meeting adjourned at 12:55 pm.

Respectfully Submitted

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Rob Harper,  
Toad Property Management, Inc.