

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, APRIL 3, 2018 – 4:30 P.M.
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24
CRESTED BUTTE, CO 81224**

Those present:

Jim Dean
Dave Daumit
Shirley Consedine
Rob Harper, Toad Property Management, Inc. (Manager)
Jim Ruthven, Toad Property Management, Inc.

Rob Harper, called the meeting to order at 4:28 p.m. Shirley made a motion to approve the September 19, 2017 meeting minutes. Dave seconded the motion and it was unanimously approved.

Jim Ruthven said water and sewer was over budget due to an increase in rates and television was over budget and would be discussed later in the meeting. Jim explained snow removal was under budget and there were no outstanding receivables.

Rob and Jim gave a breakdown of maintenance expenses and said they would email a detailed breakdown of those expenses. Rob explained Jim would be preparing detailed periodic reports for the Board to monitor expenses.

Rob said the association had a contract with Spectrum from 1991 which automatically renewed every three years unless cancelled within 60 days of the renewal date. Rob explained the contract, according to a local attorney, was very difficult to break and as Spectrum needed to update to digital by May 8, 2018 Spectrum would hopefully begin communicating with the association. Rob confirmed he had sent a letter to Spectrum to cancel the existing television service and he was waiting for Spectrum to contact him with confirmation of the cancellation date.

Shirley said the first goal was to cancel the Spectrum service and then at the next annual meeting the association would discuss internet requirements although it appeared as if most owners had already established their own television and internet providers and it was not necessary for the association to provide television or internet through the association funds.

Jim Dean said the painting estimate from Complete Coverage was twice as expensive as the previous painting by the same company and suggested obtaining additional bids or painting in phases. Jim Dean said in the past owners had not paid special assessments for painting as the funds had been available from the Reserve Account. Rob said he would meet with Mike of Complete Coverage and identify the areas needing immediate

attention. Jim Ruthven said \$10,000 would be available for painting this summer from the Reserve account. It was agreed Rob would set up a meeting with Complete Coverage after April 23 to meet to discuss priorities and costs.

Rob said changes to the railroad ties and pathways would be expensive and it was agreed to focus on the painting. Jim Dean suggested refreshing the gravel and wood edging as necessary and killing the weeds. Jim asked if the lawn could be aerated and Rob agreed to rent an aerator and share the cost with several other associations.

Rob and Shirley said there appeared to be less dog poop and dog owners were generally being more attentive.

Rob said no recent complaints had been received about parking. It was agreed to continue to monitor and deal with issues if they arose.

Dave said the dumpster handle required repair and Rob agreed to contact Waste Management.

Jim Dean said some owners were installing sliding glass doors and when closed they looked similar to the original doors. Shirley said BOZAR had approved of the installation of the sliding glass doors and it was agreed to keep it informal and review individual requests.

The meeting adjourned at 5:30 p.m.

Prepared by Rob Harper
Toad Property Management, Inc.