

**CRYSTAL CREEK CONDOMINIUM ASSOCIATION  
ANNUAL MEETING OF THE HOMEOWNERS  
WEDNESDAY, SEPTEMBER 11, 2024 – 3:00 P.M.  
CRESTED BUTTE  
VIA ZOOM**

Erin Dicke called the meeting to order at 3:04 p.m. and said there was a quorum. Notice of the meeting had been sent on August 29, 2024.

Those present:

Alison Fuchs, Unit 1  
Marjie Locker, Unit 2 – Proxy to Jack Smith  
Don Horvath and Juli Crabtree, Unit 4  
Jim and Barbara Dean, Unit 5  
Bruce and Mary Elenbaas, Unit 6  
Jack Smith, Unit 7  
Dave Daumit, Unit 10  
Gene Yambor, Unit 11 & 12  
Bethany Pribila, Unit 3  
Erin Dicke, Toad Property Management (Manager)  
Nick Sledge, Toad Property Management  
Ryan Darby, Toad Property Management

Dave Daumit made a motion to approve the minutes of the September 27, 2023 meeting. Don Horvath seconded the motion and it was unanimously approved.

Erin Dicke explained the purpose of the meeting was to ratify the Budget as well as providing information about the roof replacement bids.

Nick Sledge explained the following roof replacement bids had been obtained:

American Heritage Restoration	
24 gauge corrugated metal with exposed fasteners	\$238,150
Red Hawk Roofing	
24 gauge corrugated metal with exposed fasteners	\$163,669
Standing seam 24 gauge metal roofing	\$182,631
Axtell Mountain Construction	
24 gauge corrugated metal with exposed fasteners	\$128,250
Standing seam 24 gauge metal roofing	\$148,500

Nick said Lallier Construction might provide a bid for the work and the pricing would probably be slightly higher than the Axtell Mountain bid. Nick explained many

roofing contractors recommended the standing seam roof and the standing seam would eliminate the annual screw and glue which was performed on roofs with exposed fasteners.

Nick explained Axtell Mountain would provide a 5 year warranty on roof labor and there was a 40 year warranty on the roof paint from the manufacturer. Payment would be \$49,500 as the initial deposit on acceptance of the contract, \$49,500 upon delivery of the material and the final \$49,500 upon completion. A payment of \$1,500 might be required to get on the 2025 schedule. An inspection of the OSB roof sheathing would be completed once the old metal had been removed and that might increase the cost per building by \$7,800 if OSB roof sheathing needed to be replaced. Roof replacement work could not happen until 2025.

Nick recommended snow fencing in some areas. Some owners expressed concern that snow fences would prevent the snow from sliding and increase the need for the snow to be shoveled off the roofs which would add extra expense and reduce the life of the roof. Caution signage could be added to the buildings.

Nick said the removal of chimney penetrations, if owners were no longer using wood burning stoves, might reduce the risk of water penetration. Additional research would be necessary to determine if some chimneys could be removed and others left in place.

An owner said he had visited the Axtell Mountain shop and found the operation to be extremely good. He said standing seam was the better choice in his opinion.

It was generally agreed the standing seam option from Axtell Mountain was the preferred choice. The color sample selection might have to be approved by BOZAR.

Erin Dicke explained the roof replacement cost would be \$14,325 per unit and that included the estimated cost to potentially replace OSB boards of \$7,800 per building. As the buildings did not have a history of roof leaks it was generally agreed the replacement of all OSB boards was extremely unlikely and an estimate of \$12,375 per unit could be used. Adjustments could be made to the final installment if necessary.

Prior to the meeting a financial report and 2025 Budget had been circulated to all owners. Erin Dicke explained the Board had approved the 2025 Budget and owners would have the opportunity to ratify the Budget. It was generally agreed special assessments would be used to fund the roof replacement and owners could anticipate those assessments during the next 8 months. Nick Sledge would contact Axtel Mountain and determine exactly how much money was required to get on the schedule for 2025 and obtain a rough estimate of when the work would be completed.

Erin Dicke explained the actual expenses as at the end of August. Erin said the 2025 Budget included some increases, including an increase of the management fee of 8%. Erin said the 2025 Budget increased dues by 7.12% which was an annual increase,

per unit, of \$305. Nick said he was not aware of any anticipated increases in hourly rates for labor, maintenance and landscaping. Erin Dicke said the insurance company had not been able to provide an estimate for the February 2025 policy renewal. An increase in the premium was anticipated. Gene Jambon suggested Farmers Insurance and Erin said she would research insurance options.

Juli Crabtree made a motion to ratify the 2025 Budget as presented. Jack Smith seconded the motion and it was unanimously approved.

Erin Dicke said Jack Smith and Dave Daumit were willing to continue on the Board and no additional names had been put forward. Jack and Dave were unanimously elected for 3 additional years on the Board.

The next meeting was scheduled for September 10, 2025 at 3 p.m.

Erin Dicke explained there would be a short Board meeting immediately after the meeting.

At 4:15 p.m. Dave Daumit made a motion to adjourn the meeting. Ali Fuchs seconded the motion and it was unanimously approved.

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Prepared by Rob Harper  
Toad Property Management