

**ELK AVENUE BUILDING CONDOMINIUM ASSOCIATION
BOARD OF DIRECTOR'S MEETING
OCTOBER 9, 2024
VIA ZOOM**

The meeting was called to order at 3:14 p.m.

Present:

Molly Eldridge, Units 1, 2, 3 and 4
David & Ruben Villanueva, Unit 6
Alex Summerfelt, Toad Property Management
Ryan Darby, Toad Property Management

Prior to the meeting a draft 2025 Budget had been circulated for review. The insurance premiums had increased significantly and Alex agreed to follow up with Mountain West Insurance to determine if the existing policy was in line with the governing documents of the Association. Expenses in the draft 2025 Budget followed actual expenses for 2024 with some increases management and insurance.

Molly made a motion to adopt the 2025 Budget as presented. David Villanueva seconded the motion and it was unanimously approved.

Alex said he had reached out to several contractors regarding the exterior wood of the building. Drake Austin Construction was working with Mike Arbaney, engineer, to determine the exact scope of the work. Alex would report back to the Board when an estimate of the cost was provided.

Molly stressed the roof membrane needed to be checked prior to the start of Winter. Alex agreed to follow up and have the membrane checked.

The annual meeting was scheduled for November 19, 2024.

At 3:20 p.m. Molly made a motion to adjourn the meeting. Ruben seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management