

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, FEBRUARY 12, 2025 – 10:00 A.M.
VIA ZOOM**

Brandon called the meeting to order at 10:11 a.m. and confirmed there was a quorum.

Those present:

Andrea Ouimet
Michelle Gerber
Jason Sibold
Alexandria Miller
Brandon Cvilikas, Toad Property Management
Ariston Awitan, Toad Property Management
Bayliss Baker, Toad Property Management

Minutes of the February 3, 2025 meeting would be approved at a future meeting.

Alexandria said her mortgage and insurance company had demanded improvements be made to the exterior of her stand-alone unit. Alexandria had funded those improvements and questioned the current breakdown of operating dues and capital dues she paid to the Association. Alexandria asked for an explanation of the services provided by the Association as she had spent her own funds to have significant exterior maintenance work performed which might have been a service provided by the Association and she also paid for insurance on her unit (not just for the interior of the unit).

The governing documents of the Association designated the stand-alone unit as a caretaker unit and a part of the Association. Concern was expressed that the removal of the stand-alone unit from the governing documents would be a significant cost as well as difficult to determine a method to deal with the shared driveway, water and sanitation, trash removal, etc. All units currently paid the same amount of dues and Alexandria explained the prior owner had paid a lower level of dues.

Alexandria said her steps needed rebuilding and gravel needed to be pulled out of the garden and put back on the driveway in the Spring. It was agreed the work would be an Association expense. Toad was instructed to inspect the steps and the scope of work and timeline would be determined. The gravel would be addressed in the Spring when the snow had melted.

Brandon said Toad had already started to research options for insurance renewal later in the year. Replacement siding options would be considered to meet future fire safety regulations. Signage with the “271” address could be added to the retaining wall and it was agreed to go ahead with that work. Alexandria said she would speak to the Town of Mt. Crested Butte about installing a fence or landscaping at the front of her unit.

Concern was expressed about dog owners not picking up dog poop.

Alexandria thanked the Board for discussing her concerns. Alexandria was encouraged to reach out to Toad if she had any additional questions about the responsibility of the Association.

At 11:01 a.m. Andrea made a motion to adjourn the meeting. Jason seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

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