

**ELK RIDGE II CONDOMINIUM OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, NOVEMBER 19, 2020 – 5:00 P.M.  
VIA ZOOM**

Chet called the meeting to order at 5:05 p.m. and said notice of the meeting had been sent on November 9, 2020 and there was a quorum with two of the three Board members participating.

Those present:

Andrea Ouimet  
Michelle Gerber  
Rob Harper, Toad Property Management (Manager)  
Chet Boyce, Toad Property Management

Minutes of the Board meeting on March 9, 2020 were approved by the Board and no changes were proposed on the October 6, 2020 annual meeting minutes.

The Board briefly discussed the future remodeling project. Rob explained a bid from ASR had been delayed due to key members of the ASR team being impacted by COVID-19. Chet agreed to circulate the bid to the Board once Toad received it.

Rob explained a new insurance policy was required as the current insurance provider would not renew the policy. Mountain West Insurance had started to research options but had expressed concerns about deck storage, grills on decks and the deck railings which were not to current code. Rob explained temporary adjustments to the deck railings would need to be promptly installed, prior to a full remodel, to satisfy insurance company requirements.

Modifications to the existing Rules and Regulations would be necessary and Chet agreed to prepare changes based on input from Mountain West Insurance and circulate the revisions to the Board for approval.

After a short discussion regarding the problems associated with recycling it was unanimously agreed recycling bins would not be available.

At 5:45 pm the meeting adjourned.

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Prepared by Rob Harper  
Toad Property Management