

**ELK AVENUE BUILDING CONDOMINIUM ASSOCIATION
OWNER'S MEETING
FEBRUARY 25, 2020
215 ELK AVENUE, CRESTED BUTTE, COLORADO**

The meeting was called to order at 2:05 p.m.

Present: David Leinsdorf, Unit 5
Molly Eldridge, Units 1, 2, 3 and 4
Alfredo Villanueva, Unit 6
Mary Zimmerman, Toad Property Management

Mary said the 2020 Budget followed the 2019 Budget closely and did not include possible exterior staining or capital projects. Mary explained electrical expenses for 2019 were over budget and most other line items were close to budget. It was generally agreed the work on the deck, identified by Mike Arbaney, engineer, had been completed and the deck was much stronger.

Mary agreed to reach out and receive bids for exterior staining and essential structural repairs. Molly suggested adding a little color to some portions of the building and Mary agreed to speak to Mike Keith to provide bids for the use of one color of stain and a second bid for adding some accent color in specific areas of the exterior of the building.

David made a motion to approve the 2020 Budget as presented with a special assessment for exterior staining and structural repairs. Molly seconded the motion and it was unanimously approved.

Molly explained moving the brewery to Gunnison had been discussed but was unlikely to happen. It was agreed the current operation did not generate as much smell as the previous operation. David expressed concern about people smoking on the Elk Avenue deck and Molly agreed to review the lease for The Eldo and speak to Dan, the business owner. Molly agreed to discuss prohibiting smoking on the deck before 5 pm each day and restrict smoking to the back deck during the day.

Molly said she had performed work in the crawl space to clean up brewery waste and The Eldo was paying for that clean-up work and efforts had been made to prevent the waste building up again. Molly explained the brewery had been sealed but there was still a small amount of water going into the crawl space and there was a broken window on the post office side of the crawl space. Mary agreed to have Toad take care of those items and replace plastic where necessary and Molly said her husband would remove old, unused plumbing items in the future.

Molly said her office space would be renovated in the Spring and work finished by June, 2020.

David asked that The Eldo be careful about what was put into the drains as there had been problems with pipes backing up and Molly agreed to once again speak to the tenants.

Mary agreed to email invoices to reflect the maintenance expense of \$2,625 incurred during 2019.

The meeting adjourned at 2:43 pm.