

**ELK AVENUE BUILDING CONDOMINIUM ASSOCIATION  
OWNER'S MEETING  
MAY 15, 2019  
215 ELK AVENUE, CRESTED BUTTE, COLORADO**

The meeting was called to order at 3:00 p.m.

Present: David Leinsdorf  
Molly Eldridge  
Alfredo Villanueva  
Rob Harper, Toad Property Management  
Jim Ruthven, Toad Property Management

Molly said she would like to talk about future maintenance projects on the building. A financial report had been distributed and Rob confirmed the snow had been removed off the roof twice during the winter. David said the cleaning of the staircase and the sidewalk at the front of the building had improved.

Rob agreed to contact CB Electric and obtain a price to replace or remove the two exterior light fixtures on the front of the building.

David said a structural assessment on The Eldo front deck had been completed by REG approximately 10 – 15 years earlier and it was agreed it was time to have another inspection of that deck. David agreed to contact Norman Whitehead to inspect The Eldo front deck, a limited common element, and report back to owners.

Rob agreed to check and find out when the exterior of the building was last stained and obtain a current quote for staining. The condition of some of the logs would be discussed at a future meeting.

Molly said The Eldo appeared to be keeping up with sealing around the drain in the brewing area and the crawl space was much better than it had been in the past. Rob agreed to check if The Eldo had paid Al's Backhoe for the most recent clean-up during the winter.

After a short discussion it was agreed Toad Property Management would continue to manage the Association.

Rob agreed to obtain, for planning purposes, a price for a spray liquid rubber application on the roof and prepare a simple capital plan.

The meeting adjourned at 3:45 pm.

---

Prepared by Rob Harper  
Toad Property Management, Inc.