

**ELK AVENUE BUILDING CONDOMINIUM ASSOCIATION
OWNER'S MEETING
MAY 21, 2018
318 ELK AVENUE, CRESTED BUTTE, COLORADO**

The meeting was called to order at 4:05 p.m.

Present: Kathleen Cole
David Leinsdorf
Alfredo Villanueva
RM Taylor (Mike), Continental Divide Builders, LLC
Norman Whitehead
Rob Harper, Toad Property Management
Jim Ruthven, Toad Property Management

RM Taylor gave an update on the work performed and RM said the Eldo needed to remove all items stored on the deck as soon as possible. RM explained the installation of the stairs would start in the next couple of days. RM said it had been necessary to perform a lot of extra work due to rotten wood and cedar siding and damaged membrane and insulation and RM distributed a breakdown of those additional expense. RM explained the need for the extra work and Kathleen expressed surprise that the additional work was already underway and she wanted time to review the changes to the project. Norman explained it was less expensive to complete the work prior to the installation of the stairs.

RM said the Town would inspect the stairs and the Town might request cedar cladding and handrails. RM explained the original bid was \$56,000 and the additional work would have been considerably more if Norman had not been available to review the work and talk to the Town. Rob explained the first special assessment was \$35,000 and the second special assessment was \$30,000.

David made a motion to approve the additional \$6,900 of work. Alfredo agreed the work needed to proceed and Kathleen asked for 24 hours to consider the additional work and cost.

The meeting finished at 4:58 p.m. and was continued the following day.

After further consideration and inspection of the building it was unanimously agreed to immediately pay RM Taylor, Continental Divide Builders, LLC, \$6,900 for the additional work.

The meeting adjourned.

Prepared by Rob Harper
Toad Property Management, Inc.