

**WILLOW CREEK TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, AUGUST 19, 2019 – 6:00 P.M.
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Board Member Present: Randy Sackett, Unit 5

Board Members By Phone: Greg Carver, Unit 3
Jennifer Bossard, Unit 1

Others Present: Allan Kroll – Units 2 and 4
Rob Harper - Toad Property Management

Rob called the meeting to order at 6:00 p.m. and Rob confirmed there was a quorum with all Board members participating.

Randy made a motion to approve the July 15, 2019 minutes. Greg seconded the motion and it was unanimously approved.

Greg made a motion to approve the August 6, 2019 minutes as distributed on August 19, 2019. Randy seconded the motion and it was unanimously approved.

Prior to the meeting a response to Allan Kroll's proposal discussed at the August 6, 2019 meeting had been distributed to Board members for review. It was agreed to incorporate Board comments and make a few changes to the draft and circulate to the Board a final time prior to the acceptance letter being sent to Allan.

Rob said he had sent information from several insurance companies to the Board for review and it was difficult and slow progress to obtain policy proposals. Rob explained the responses indicated a change to the governing documents would need to be made if the Association wanted to switch to individual unit insurance policies. It was agreed the Board generally supported changing the governing documents and switching to individual unit insurance but concern was expressed about the timing and the ability to complete the process prior to the existing Farmers insurance policy being cancelled.

It was agreed the next meeting would be Monday, August 26, 2019 at 6:00 pm and owners would copy Toad on any individual unit policies received so they could be shared with other owners. The date of the meeting would be earlier if information was available.

Rob and Randy agreed to continue to follow up with the insurance companies in an attempt to obtain clarification on the specific sections of the governing documents which would require amendment to permit individual unit insurance policies.

Allan said he had sent the SealCo proposal for asphalt sealing to a Colorado Springs company for an additional quote. It was agreed to table conversation at the present time.

At 6:33 pm Randy made a motion to adjourn the meeting. Greg seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management, Manager
of Willow Creek Townhomes Association

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