

**WILLOW CREEK TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY, AUGUST 6, 2019 – 5:30 P.M.  
318 ELK AVENUE, SUITE 24, CRESTED BUTTE**

Board Member Present: Randy Sackett, Unit 5

Board Members By Phone: Greg Carver, Unit 3

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

Rob called the meeting to order at 5:42 p.m. and Rob confirmed there was a quorum with two of the three Board members participating.

Rob explained an email had been received from Allan Kroll and Greg said Allan had suggested he pay to have the exterior of his units painted, the credit being held by the Association for the painting of \$7,200 (2 units) be applied to outstanding assessments and penalty and interest waived. A balance of \$2,400 per unit would remain outstanding and it was suggested a lien be applied to both units so the money could be collected upon the sale of the unit.

Randy made a motion to notify Allan of acceptance of his proposal and apply the credit of \$7,200 to outstanding assessments subject to the exterior painting of Units 2 and 4 being satisfactorily completed in accordance with the description of work provided by Allan. Penalty and interest would be waived and Allan would pay to have both units 2 and 4 painted and a lien would be placed on Units 2 and 4 for the remaining balance of \$2,400 per unit either until a unit was sold or the \$2,400 paid in full. Greg seconded the motion and the motion carried.

Rob explained three companies were preparing proposals for insurance but underwriting for each company was still working on the proposal. Rob said the Association's attorney and an insurance agent thought it might be possible to switch to individual insurance for each unit with insurance for the common areas and Directors & Officers Insurance being retained by the Association. Rob said an insurance agent for Farmers Insurance would also be providing a proposal for the individual insurance approach. It was agreed another meeting would be held on Wednesday, August 14, 2019 at 6:00 pm. Owners agreed to obtain quotes from their individual insurance carriers prior to the meeting.

Rob said Mt. Crested Butte Water & Sanitation District had been billing approximately \$45 per month for irrigation and the District would be refunding that money for the months the irrigation was not operable. Rob explained the grass had been hand watered and the small triangle discussed at the last meeting had been fixed. Randy suggested some weed whacking around the units was required and said the wildflowers and trees were looking good. Allan asked that the weed whacker not be used close to the decks to

avoid causing damage to the structures. Rob said Spring Creek Landscaping would be giving a proposal for individual irrigation systems.

Rob said SealCo had submitted a proposal for \$3,440 to seal coat the driveway. It was agreed to table discussion until the next meeting. Allan said he would obtain a quote from another contractor and Rob agreed to forward the SealCo quote to Allan. Randy said the garbage truck was causing damage to the area near the dumpster and other options should be discussed.

Randy and Greg said they would review the minutes of the prior meeting and provide comments and changes prior to the next meeting.

At 6:25 pm Randy made a motion to adjourn the meeting. Greg seconded the motion and it was unanimously approved.

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