

**PROSPECT HOMESTEAD OWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**WEDNESDAY, SEPTEMBER 20, 2023 – 2:00 PM**  
**VIA ZOOM**

Present: Erica Sollberger  
Andrew Arell  
Brandon Cvilikas, Toad Property Management  
Rob Harper, Toad Property Management

Brandon called the meeting to order at 2:05 pm, confirmed a quorum and Brandon introduced himself.

Brandon said the Capital Assessment for \$12,000 approved at the prior meeting had not been collected. Brandon apologized for that oversight. Erica explained having one building a year painted was important.

Prior to the meeting a bid for exterior painting, \$16,340, had been circulated for 118-120 Deer Creek Circle. Brandon explained the Association had \$2,530.62 in the bank account and there were delinquent dues. Snow removal had been approximately \$7,000 over budget and a \$1,000 increase in Water & Sanitation charges. Rob said a lien had been filed against one owner and suggested taking action against additional owners who were delinquent on dues of \$5,000, \$2,000 and \$3,000 although that owner was making some payments. Rob explained there would be legal expenses.

Rob confirmed Toad had worked with the Town and Lance Windell and delinquent dues had been collected as part of the agreement between the Town and Lance Windell. Moving forward the Town of Mt. Crested Butte would be paying dues for the lots previously owned by Lance Windell. Erica asked if there might be windows available from that abandoned project and Brandon agreed to reach out to the Town of Mt. Crested Butte and find out if there were any windows available and the correct size.

Rob confirmed insurance was now with American Family and the policy was significantly less expensive than the prior policy with Liberty Mutual.

After discussion it was agreed Brandon would reach out to Beth Appleton, legal counsel, regarding delinquent dues and the Housing Authority and report back to the Board.

Erica made a motion to move forward with the Complete Coverage bid of \$16,340 for exterior painting of 118-120 Deer Creek. Andrew seconded the motion and it was unanimously approved. Brandon agreed to reach out to Complete Coverage to schedule the work for October and Toad would advance the funds for the deposit to Complete Coverage if necessary.

Erica made a motion to assess a \$17,000 special assessment, payable in 30 days, and Toad would explain the previously approved assessment of \$12,000 had never been invoiced. Andrew seconded the motion and it was unanimously approved.

Erica made a motion to adjourn the meeting at 2:40 pm. Andrew seconded the motion and it was unanimously approved.