

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**THURSDAY, JANUARY 11, 2024**  
**318 ELK AVENUE**  
**CRESTED BUTTE, COLORADO**  
**VIA ZOOM**

Those participating:

Marin Brownell  
Reggie Park  
Chad Markle  
Alex Summerfelt, Toad Property Management  
Ethan Johnson, Toad Property Management

The meeting was called to order at 5:35 p.m. and Alex confirmed a quorum.

Reggie made a motion to approve the minutes of the November 8, 2023 meeting. Marin seconded the motion and it was unanimously approved.

Ethan Johnson explained Toad had recently performed some machine snow removal on the parking lot despite no recent snowfall. Ethan said the work had been performed to reduce ice build up near entrances and the main drive. Clearing the snow down to pavement was beneficial as it allowed the sun to heat the surface and stop the parking lot becoming too slick and potentially hazardous.

Marin questioned why snow was currently being built up on the south side of the parking lot as that was reducing parking spaces and asked if the snow could be stored in other locations. Ethan said a parked truck in that area was causing some problems. Ethan confirmed snow could be stored towards the Chateaux. Alex said he would investigate the vacant land adjacent to Timbers and the Board could decide if there was a benefit to Timbers continuing to plow that area.

Ethan left the meeting.

Alex and Marin expressed concern about the slow response from the Contractor for the snow shed roof project. Alex said Toad had been following up with the Contractor and multiple start dates had been given and missed. Other contractors had been investigated as it was unusual for the Contractor to be so slow in responding. Reggie expressed concern about having the work performed now that the roof had snow on it and costs would increase. Alex explained the current proposal was to replace like for like and any change in materials, even upgrades, would involve an engineer and Town review and approval. Alex said Drake Austin Construction had submitted a bid and had confirmed availability to do the work. Alex agreed to share that bid with the Board while he was waiting for an additional bid.

Alex said Toad was reaching out to contractors outside the valley to expand the contractor pool for large or small projects.

Marin asked if Caution signs could be placed at all entrances to alert people to the potential of falling snow. Alex agreed to find out where the missing signs were and order more if necessary. Alex confirmed snow fencing had been installed in those areas and snow had already been removed from the roof above walkways. It had not been possible to install the snow fencing earlier and the snow fences had been installed as soon as materials had been received.

Alex said as part of the 2024 Management Contract detailed financial information would be available to the Board each month via the portal. Alex confirmed \$1,100 had been spent so far on roof snow removal.

Alex confirmed Marin had a 2 year term and Chad and Reggie had 1 year terms. Reggie made a motion to keep the officers the same as the prior year. Marin seconded the motion and it was unanimously approved.

President	Chad Markle
Vice President	Reggie Park
Treasurer	Mike Arth

Alex said Toad had reached out to several contractors for roof snow removal. Marin asked that the Board be notified of roof snow removal prior to the event, even if it was just a small, specific area being cleared. Alex said engineers could complete a review of the building/plans to determine how much snow the roof construction would safely hold and address safety concerns. Alex agreed to find out how much it would cost for Martin & Martin to perform a review.

Reggie said vehicles not being moved during the Winter months did make it difficult for snow removal. Alex said multiple attempts had been made to find the owner of a Black Tundra and Alex said he would reach out to law enforcement and other channels to get the vehicle moved.

Alex said he was waiting for insurance renewal premiums from Country Financial and Farmers. American Family had offered a renewal rate of \$45,000 with the same coverage as the existing \$61,800 policy. Alex said he would share information as he received it and State Farm might be a company to provide a lower rate with the same coverage. Gallaghers, the existing agent, might also provide a renewal rate.

Alex confirmed the annual gas expenses were for the hot water boilers. Reggie said the boilers struggled during the busy times in the building. Alex agreed to research options as part of the Capital Plan being prepared in 2024. Alex said Timberline Mechanical or Controlled Hydronics might be able to inspect and determine if small changes could be made to make more hot water available at weekends. Alex confirmed there was an insurance policy in place for the failure of the boilers. Alex agreed to check if Timberline Mechanical had made an inspection of the boilers in the past and determined output was already at the maximum level.

Alex explained owners, according to CCIOA, had to be given an opportunity to pay delinquent dues as part of a repayment plan. Alex confirmed owners delinquent on dues had been contacted. Alex agreed to follow up and report back to the Board at the February meeting.

Chad said moisture dripped through a vent in Unit 312 and two guests had reported the matter. Alex said the pipe would be insulated and some additional work performed in the attic as soon as Nick was back from sick leave. Alex apologized for no contact being made after the problem was reported on the portal. Alex confirmed all other maintenance requests on the portal had been responded to in a timely manner and agreed the owner should have been notified of the maintenance plan for the issue, despite the employee being on sick leave. Alex said he would follow up so improvements in response to maintenance requests could be made.

There were no items for Executive Session.

At 6:51 p.m. Marin made a motion to adjourn the meeting. Reggie seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management