

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**THURSDAY, FEBRUARY 8, 2024**  
**318 ELK AVENUE**  
**CRESTED BUTTE, COLORADO**  
**VIA ZOOM**

Those participating:

Marin Brownell  
Reggie Park  
Chad Markle  
Alex Summerfelt, Toad Property Management  
Brandon Cvilikas, Toad Property Management

The meeting was called to order at 5:33 p.m. and Alex confirmed a quorum. Notice of the meeting had been sent February 5, 2024.

Chad made a motion to approve the minutes of the January 11, 2024 meeting. Reggie seconded the motion and it was unanimously approved.

Alex said the owner of Unit 14 had requested the closing of the exploration hole in the ceiling of her unit as there had been no leaking since the work was performed in the unit above. Alex confirmed he would follow up with the Unit 112 owner and if the unit had been occupied for the past few weeks he would instruct the Toad crew to close up the exploration hole in the common area.

Alex said he had reached out to other contractors for the repair of the North Shed Roof. Drake Austin Construction had put in a bid of \$30,000 for the project. Bullet Construction had put in a bid of \$17,600 and Alex said the bid was being carefully as Toad had not worked with that Denver contractor before. Lallier Construction would not be able to provide a bid for a couple of weeks. Bullet Construction had said they would be available to perform the work in mid to late March and Alex suggested delaying the work until after Spring Break as the hot tub might be out of action during the work and the North door would be blocked off. After discussion it was agreed a start date of March 25, 2024 would be preferable. Alex said the Bullet Construction bid of \$17,600 did not include the cost of the permit from Mt. Crested Butte.

Alex explained the American Family underwriters had approved the insurance renewal but the cost had increased by approximately \$6,000 to \$50,000. Alex said he was in contact with Farmers Insurance and that bid was still with the underwriters. Alex explained Farmers had requested confirmation that all grills had been removed off balconies and asked for governing documents to specifically prohibit a grill on a balcony. Alex confirmed there would be no penalty at this time to cancel the current insurance policy and move to a less expensive policy.

Alex said the Board could amend the Rules and Regulations stating the use and storage of grills on balconies was prohibited. After discussion it was agreed to wait for the Farmers bid and

amend the Rules and Regulations to address grills on balconies at a future meeting if necessary.

Prior to the meeting a December 31, 2023 financial report had been provided to the Board. Some expenses had been over budget and some expenses below budget for the year. Alex confirmed expenses of \$1,852.50 from July 31, 2023 needed to be moved from Contract Labor to Repairs & Maintenance. Alex said three owners were currently delinquent on dues. Alex explained interest penalties on those accounts would be in accordance with rules set out in the Colorado Common Interest Ownership Act (CCIOA). Brandon said one of the 3 owners had indicated they would begin making payments on their account within the next week.

Alex explained the AppFolio owners portal was being updated to allow Board members to have easy access to shared documents, including bids, financial reports, bank statements, etc. Board members would also be able to review work orders and progress on those work orders. Alex said he expected the access to the information to be available in the near future once the testing was completed.

Alex said improvements were also being made within Toad to easily obtain multiple bids for various projects. Board members would be able to review all those bids and see estimated execution dates of various projects.

Alex explained Brandon would be covering day to day management of the Association while Alex was away on vacation. Contact information would be provided.

At 6:17 p.m. Chad 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