

**THE TIMBERS OWNERS ASSOCIATION, INC.  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, FEBRUARY 11, 2025  
318 ELK AVENUE  
CRESTED BUTTE, COLORADO  
VIA ZOOM**

Those participating:

Marin Brownell  
Reggie Park  
Chad Markle  
Mike Arth  
Brandon Cvilikas, Toad Property Management  
Bayliss Baker, Toad Property Management

The meeting was called to order at 5:02 p.m. and Brandon said there was a quorum.

Mike made a motion to approve the minutes of the November 13, 2024 meeting. Chad seconded the motion and it was unanimously approved.

Brandon confirmed the financial report would be available on February 15th for review by the Board. One owner had paid \$10,000 towards their delinquent account in November. Another owner has not yet entered into a payment plan and was attempting to secure a loan so the outstanding balance could be paid off, within 60 days of the agreement of a payment plan, to avoid paying late fees or interest. Brandon and Reggie said they would reach out to April, in the accounting team, to obtain copies of the correspondence and confirmation of when the 60 days would be up.

Brandon said there had been three separate leaks – 2 from kitchen faucets and one from a shower. Damage had been caused to several units and repairs were underway. Insurance claims were being filed by the units where the leak started and that unit would be responsible for repair costs for the units damaged below. Some Kitchen faucets had already been replaced. Brandon agreed to email all owners informing them of the need to be proactive and replace kitchen faucets prior to them failing and causing damage. Brandon also agreed to follow up with the Town to discuss water quality and mineral levels in the water. Brandon would also notify owners of a suitable model of kitchen faucet which had been successfully installed in a couple of units.

New entry codes had been entered and the old code would be deleted on March 1, 2025.

Brandon said the snow on the roof at the back of the building had slid on its own. The snow on the front of the building had started to slide. Toad recommended removing the snow in specific areas prior to the next storm. Brandon agreed to schedule the work.

Brandon explained there was a propane shortage in the valley. The grill had a partially full propane tank and if it ran out prior to a new tank being available Brandon would put a sign on the grill. Brandon would keep the Board updated.

QuickDraw had quoted \$250 per unit for dryer vent cleaning and Brandon said he continued to research other vendors. Brandon confirmed the last dryer vent cleaning had been performed in May 2022 and the 44 units cost \$3,300, significantly less than the recent quote. It was agreed the cost would be an Association expense and attempts would be made to schedule the work in April.

Mike suggested keeping some Reserve funds in a Money Market account and some Reserve funds in CDs. Mike made a motion for Brandon to research interest bearing accounts and report back to the Board. Reggie seconded the motion and it was unanimously approved.

Toad had increased hourly rates, effective February 1, 2025. Brandon said he walked through the building once a week but that inspection was not charged.

Brandon said he would update the Board on the Board terms via email.

At 5:54 p.m. Chad made a motion to adjourn the meeting. Mike seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management