

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**FRIDAY, MAY 24, 2024**  
**318 ELK AVENUE**  
**CRESTED BUTTE, COLORADO**  
**VIA ZOOM**

Those participating:

Marin Brownell  
Mike Arth  
Reggie Park  
Brandon Cvilikas, Toad Property Management  
Kat Loughan, Toad Property Management  
Nick Sledge, Toad Property Management

The meeting was called to order at 1:07 p.m. and a quorum confirmed. Mike made a motion to approve the minutes of the March 18, 2024 meeting. Reggie seconded the motion and it was approved by a majority.

Brandon explained the purpose of the meeting was to discuss the shed roof bids. Six vendors had been approached and four vendors had submitted bids for the project. Nick explained the benefits or issues of the different methods/materials for the shed roof to avoid the issue happening again. The pricing also included the small shed roof over a window (Unit 101) which had also received damage. Nick confirmed vendors had seen the building plans and made inspections but change orders were always possible if additional work was necessary. The four vendors were discussed - Bearcat Builders, Axtel Mountain, Lallier and American Heritage.

Nick recommended replacing the shed roof and not going the sheathing route (CDX) with ice and water shield. Snow fencing (4 or 5) and hangers would be added to the roof which had not been part of the original work. Drywall repair inside the building (near the entry door) might be necessary and attempts would be made to reuse the roofing metal. After a long discussion Mike made a motion to accept the bid from Axtel Mountain. Marin seconded the motion and it was unanimously approved. The Board would be kept up to date on the project and notified if any additional work was identified and a Change Order required.

Mike thanked Toad for securing four bids to be considered for the project.

The next meeting would be June 13, 2024 with a community clean up on June 9, 2024.

At 1:44 p.m. Mike 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