

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**THURSDAY, JUNE 13, 2024**  
**318 ELK AVENUE**  
**CRESTED BUTTE, COLORADO**  
**VIA ZOOM**

Those participating:

Marin Brownell  
Reggie Park  
Chad Markle  
Brandon Cvilikas, Toad Property Management  
Kat Loughan, Toad Property Management

The meeting was called to order at 5:40 p.m. and Brandon said there was a quorum.

Brandon explained the roof shed project for the main roof was finished. Snow fencing would be installed and work would start on the small roof. Some drywall in the entrance (a small access panel) had been removed and would be repaired at the end of the project. No additional areas of concern had been identified during the project and the Contractor would be finishing work in the next week.

Brandon thanked owners for helping at the Community Cleanup. Flower baskets were in place and Kat would continue with some additional planting of the flower beds. Nate had turned on the irrigation.

Prior to the meeting a financial report had been prepared. Brandon said there was approximately \$8,000 in the Checking account and \$44,000 in the Reserve account. Brandon explained there was approximately \$18,000 in delinquent dues and he was working with the owners to get that amount reduced. The accounting team would also reach out to the owner with the largest delinquent balance. Brandon explained the backordered smoke detectors would be installed in the next few weeks. CB Hot Tubs had recommended replacement of the hot tub cover but it had been decided to not replace the cover at the present time as the damage was minimal and the cover was operating well.

Brandon explained the Town of Mt. Crested Butte had requested all unit owners replace smoke detectors within individual units to an upgraded version. Brandon said he would be sending a letter to all owners notifying them of the work required in each unit. The type of smoke detectors in the common areas did meet Code.

Kat confirmed some work had been done on the emergency lighting. Brandon said he would follow up and check all emergency exit signs were working. Brandon and Kat confirmed there had been an insurance company inspection and the building had passed.

Brandon said he would continue to monitor two trees in the common areas which did not appear to be doing very well.

Brandon confirmed invoices for short term rental annual fees would be sent out to all owners short term renting their unit. Operating costs were increasing for the building and any increase in the annual fee for short term rentals would be discussed at a future meeting.

Brandon said some owners wanted to stain their decks. Brandon confirmed the stain color was Oxford Brown available at Ace and Mountain Colors and he would be notifying all owners as that was an owner expense. Prior to the work being carried out it would be necessary to notify owners with units below in case some stain dripped through.

Brandon said he would follow up on the locker room heat to confirm it had been turned off.

It was agreed meetings would continue to be held on the third Thursday of every second month. The next meeting would be in August.

Brandon explained Toad had sold but there would be no significant changes. Staff would remain the same and Rob Harper would continue with Toad until at least the end of 2025.

Concern had been expressed about car alarms frequently going off. Brandon said he would follow up with the vehicle owner.

Marin made a motion to approve the minutes of the May 24, 2024 meeting. Reggie seconded the motion and it was unanimously approved.

At 6:11 p.m. Reggie made a motion to adjourn the meeting. Chad seconded the motion and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management