

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

Those participating:

Marin Brownell
Reggie Park
Chad Markle
Mike Arth
Brandon Cvilikas, Toad Property Management
Kat Loughan, Toad Property Management
Rob Harper, Toad Property Management
Marcus Lock, Law of the Rockies

The meeting was called to order at 5:32 p.m. and Brandon said there was a quorum.

Mike made a motion to engage Marcus Lock, Law of the Rockies, as legal representation for the Association. Marin seconded the motion and it was unanimously approved.

At 5:33 p.m. Mike made a motion to go into Executive Session in accordance with C.R.S. 38-33.3 4B to discuss potential legal proceedings involving the Association and Bullet Construction and Mr. Zackery Odell. Reggie seconded the motion and it was unanimously approved.

At 5:56 p.m. Mike made a motion to leave Executive Session. Reggie seconded the motion and it was unanimously approved.

Mike made a motion to engage Marcus Lock for the period necessary to recover lost money. Reggie seconded the motion and it was unanimously approved.

Rob explained Colorado did not require general contractors in the State to be licensed and Gunnison County did have their own regulations. Rob confirmed not all contractors working at Timbers were licensed by the State. Mike asked that in the future only licensed, insured and bonded contractors worked on the Timbers building whenever possible. The Board could review licensing and insurance on a case-by-case basis as sometimes it would be necessary to engage a contractor without a license.

Brandon confirmed an electrician would be engaged to research the issues with the baseboard heaters in the common areas. The elevator was currently working after being reset. Drywall had been repaired by the entryway elevator. Emergency lighting in some parts of the common areas would once again be checked. A small leak in the mechanical room was also being checked.

At 6:07 p.m. Reggie made a motion to adjourn the meeting. Chad seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management

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