

**THE TIMBERS OWNERS ASSOCIATION, INC.
ANNUAL HOMEOWNERS' MEETING
WEDNESDAY, NOVEMBER 13, 2024
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

Those participating:

Unit 004 Brenna K
Unit 012 Marie
Unit 014 Ann Mallow
Unit 100 Tim & Jill Wiesner
Unit 102
Unit 104 Christian Hiles
Unit 107 Erin Stock
Unit 108 Keith Stieduhar
Unit 202
Unit 204 Marin Brownell
Unit 206 Lynn H
Unit 207 Andrew
Unit 210 Tony B
Unit 300 Reggie Park
Unit 302 Brandon Cvilikas
Unit 305 Adam
Unit 309 Chad Markle
Unit 312 Pamela
Brandon Cvilikas, Toad Property Management

Proxy to Reggie Park:

Unit 001
Unit 110 Lesley Gagnon

Proxy to Chad Markle:

Unit 103
Unit 303
Unit 304

Proxy to Candace Cohen:

Unit 208 Karen Redden

The meeting was called to order at 5:38 p.m.

Brandon confirmed that notice of the meeting had been sent to all owners on November 1, 2024. Brandon said the meeting had a quorum.

Brandon said minutes of the November 8, 2023 meeting had been distributed with the meeting notice. There were no questions or amendments and Marin Brownell made a motion to approve the minutes of the November 8, 2023 meeting. Reggie Park seconded the motion and it was unanimously approved.

Brandon said the Association was in good financial shape compared to earlier years and several projects had been completed during the year. Brandon explained approximately \$20,000 had been saved on insurance without impacting the coverage. Brandon said the 2025 Budget kept monthly dues at the same level as 2024.

Brandon explained repairs/maintenance had been completed on the shed roofs, common area lighting, base board heaters, thermostats, smoke detectors and exit sign lighting. Brandon asked that owners monitor the heat in their units as some units had experienced a thermostat issue which resulted in the base board heat not shutting off. Brandon explained the Fire Department had requested all unit smoke detectors be replaced with photo electric ones and owners could reach out to Brandon with questions.

Brandon said some touch up paint work had been performed in the locker rooms and bike room. Some drywall repair in the common areas had been completed and there had been a successful Community cleanup day in the Spring.

The Board had approved a 2025 Budget, earlier in the day, which kept dues and short term rental income at the current level. Brandon explained the income and expenses line by line. Reggie Park apologized for the late release of the Budget and said the Board had worked hard to prepare a Budget during several meetings. Ann Mallow made a motion to ratify the 2025 Budget as presented. Keith Stieduhar seconded the motion and it was unanimously approved.

Brandon explained Chad Markle, Reggie Park and Mike Arth were all willing to continue on the Board for three year terms. No additional names had been put forward. Ann Mallow made a motion to elect Chad Markle, Reggie Park and Mike Arth to the Board for three year terms. Keith Stieduhar seconded the motion and it was unanimously approved.

Keith Stieduhar said he would like to stain his deck. Brandon agreed to circulate the details of the stain to all owners. Brandon confirmed staining the decks and replacing batteries in unit smoke detectors were both owner responsibilities. Chad Markle suggested the upper units alert owners of units below them prior to performing the work.

Brandon confirmed a temporary repair had been made to the metal staircase down by The Chateaux. A welder would be making a more permanent repair.

One owner said the maintenance of the hot tub had been significantly improved. Reggie Park said the hiring of CB Hot Tubs had improved the service after the Board had identified that as an area where service and cost savings might be available.

Brandon said the passive ventilation in bathrooms had not been working. Some owners had installed exhaust fans and Brandon said he would be able to provide information about solutions implemented by other units.

The next meeting was scheduled for November 13, 2025.

Reggie Park encouraged owners to reach out to him and the Board as well as Toad if they had questions or concerns. Reggie said the owner portal in the AppFolio software worked well.

Brandon said financial reports were shared with Board members on a monthly basis. That would improve the monitoring of expenses and income.

Ann Mallow thanked the Board for their work and Chad Markle thanked Brandon.

At 6:10 p.m. Reggie Parks made a motion to adjourn the meeting. Ann Mallow seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management