

**THE TIMBERS OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, NOVEMBER 2, 2022
318 ELK AVENUE
CRESTED BUTTE, COLORADO
VIA ZOOM**

Those participating:

Reggie Park
Mike Arth
Chad Markle
Marin Brownell
Joe Robinson, Toad Property Management
Alex Summerfelt, Toad Property Management

Unit 008	Kendra Fuller
Unit 010	Ahmad Ghazanfari
Unit 012	Bill Cameron
Unit 100	Tim & Jill Weisner
Unit 106	Mitchell Robertson
Unit 107	Erin Stock
Unit 110	Lesley Gagnon
Unit 200	Chris Seahorn
Unit 202	Marcie Rome
Unit 207	Andrew Heltzel
Unit 304	Stacy Schultz

The meeting was called to order at 7:00 p.m.

Joe said that notice of the meeting had been sent out on October 7, 2022 and confirmed that a quorum was present.

Mike made a motion to approve the minutes from the October 12, 2022 meeting. Reggie seconded the motion and it was unanimously approved.

Reggie made a motion to appoint Chad Markle and Marin Brownell to the Board for a one-year term. Mike seconded the motion and it was unanimously approved.

After a short discussion it was agreed to discuss election of officers at a future meeting. At the present time all four Board members felt they shared the responsibilities and involvement on the Board and did not need titles.

Reggie said the Complete Coverage quote for exterior staining was high. Mike said he would like to discuss once another quote had been received. Marin said the west side of the building

required attention and the Complete Coverage quote included the painting of that area. Reggie suggested painting/staining the west side of the building which required more immediate attention. Joe said he would ask Complete Coverage for a quote for just the west side of the building. Joe agreed to obtain a quote for the staining of the balconies as well as continuing to follow up on comparison quotes for the entire building.

Marin said she was waiting for a date for the common area carpet cleaning. As soon as a date was known Joe agreed to notify all owners.

The Toad contract would be reviewed at the next Board meeting. Joe said the snow removal rate for the roof was \$175 per hour with Blue Dog Home Improvement. Joe said Blue Dog were called out on an as needed basis. Toad would continue to plow the parking lot and shovel the deck and walkways.

Joe agreed to obtain two bids for snow removal and the bids would be reviewed at the next meeting.

The next meeting was scheduled for December 6, 2022 at 5 p.m.

At 7:16 p.m. Marin made a motion to adjourn the meeting. Chad seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management