

**TREASURY POINT TOWNHOMES ASSOCIATION
BOARD MEETING
WEDNESDAY, MAY 1, 2024
VIA ZOOM – 2:00 P.M.**

Present via Zoom: Tom Roll
Alex LoRusso
Joe Robinson, Toad Property Management

Joe called the meeting to order at 2:09 p.m. and confirmed a quorum for the meeting.

Prior to the meeting a draft Budget had been distributed to the Board for review and discussion. Joe said dues remained at the current level (\$160,000 for the year) and contributions of approximately \$89,000 would be made to the Reserve Account. Potential Capital Expenses would be set at \$59,000. Tom made a motion to adopt the draft Budget with the small changes proposed during the meeting. Alex seconded the motion and it was unanimously approved.

The Annual Meeting was scheduled for June 12, 2024 at 11 a.m. and the Budget would be sent to all owners prior to the meeting. Draft documents for the Annual Meeting would be circulated to the Board for review.

Joe said Complete Coverage had provided a bid in 2023 for staining the hot tub deck and dumpster enclosure of approximately \$9,000. Joe had reached out to Complete Coverage for confirmation of the 2024 price.

Joe said no roof leaks had been reported during the Winter months. Blue Dog Home Improvement had made roof repairs in 2023.

Joe said he would continue to research possible grants from the State for grass removal.

Joe confirmed the new hot tub cover had been installed and the hot tub would be reopened in mid-June in accordance with the Rules & Regulations.

Work would continue on the snowmelt manifolds once the snow had melted and that would complete the project. Joe agreed to check the retaining wall but there had been no problems reported.

Joe said he would be leaving Toad and Crested Butte in mid-May. Rob Harper would participate in the annual meeting and the Board would be notified of Joe's replacement.

At 2:30 p.m. Tom made a motion to adjourn the meeting. Alex seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management

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