

## MINUTES

**ANDREAS CIRCLE CONDOMINIUMS ASSOCIATION, INC.  
SATURDAY, JULY 11, 2009  
1:00 P.M.  
UPSTAIRS MEETING ROOM, CHAMBER OF COMMERCE  
601, ELK AVENUE, CRESTED BUTTE**

Present: Ron Chlipala, Timberline Mechanical Contracting, Inc.  
Tony Zimmerman  
Angel Reeves, Toad Property Management, Inc.

Angela said Timberline Mechanical had asked Toad Property Management, Inc. to manage the association. She explained there were several long standing issues which required resolution.

Angela said the issues to be discussed concerned parking, the sewage system, insurance and the \$2,000 landscaping deposit.

Ron and Tony agreed the parking situation had been resolved and that Timberline Mechanical Contracting would not park past the survey markers.

A long discussion followed regarding the sewage system. As Ron and Tony did not have information to confirm or deny that the present system was adequate to meet the current needs it was unanimously agreed that Norman Whitehead would be hired, by the association, to inspect the system and submit a short report. Angela agreed to contact Norman Whitehead and schedule the work.

Angela said Section 8.1 of the Declaration Establishing Andreas Circle Condominiums said the insurance payments for each unit were not computed by the Unit's participation in Common Expenses. It was agreed that Timberline Mechanical Contracting had 2,065 sq. ft. and Tony Zimmerman had 1,529 sq. ft. according to the Gunnison County records. Ron agreed to supply Angela with the date of construction of the additional square footage to their unit and Angela would calculate the adjustment to insurance payments and advise Tony of the credit he would be receiving. All future insurance payments would be based on the actual square footage of the units.

Tony explained he had paid the original \$2,000 landscaping deposit which had been used in 2008 to replace dead trees but Ron remembered events differently. As there appeared to be no paper trail to support either argument it was unanimously agreed that Timberline would give a credit of \$500 to Tony against the \$929.73 presently outstanding for various expenses, including Riverland dues and insurance premiums.

After a short discussion it was unanimously agreed that Toad Property Management, Inc. would be hired as the association's managers at a cost of \$40 per

month. Angela agreed to notify Ron and Tony of any additional expenses other than insurance, Riverland dues and management fees of \$40 per month.

Ron said a Weed Mitigation Plan had to be submitted to Riverland Association as the previous version had been rejected. Ron agreed to pass the documentation to Angela and she would contact the County on behalf of the Association.

The meeting adjourned at 2:25 p.m.

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Prepared by Angela H. Reeves,  
Toad Property Management, Inc.