

## MINUTES

**ANDREAS CIRCLE CONDOMINIUMS ASSOCIATION, INC.**

**TUESDAY, FEBRUARY 19, 2013**

**10:00 A.M.**

**TOAD PROPERTY MANAGEMENT, INC.**

**318 ELK AVENUE, CRESTED BUTTE**

Present: Ron Chlipala, Timberline Mechanical Contracting, Inc.  
Angela Reeves, Toad Property Management, Inc.

By Phone: Tony Zimmerman

Angela said Andreas Circle Condominiums Association presently had \$1,750 in unpaid bills. Angela explained the association had been struggling to keep up with operating expenses ever since Riverland Lot Owners increased their quarterly dues by \$100. She said the \$1,750 was made up of \$900 due to Riverland Lot Owners, Al's Backhoe for sewer line thawing and the final monthly payment of insurance. Angela said the special assessment would allow the association to catch up on payments and move forward with monthly dues covering the operating expenses.

After a short discussion it was unanimously agreed Timberline Mechanical would pay \$1,006 and Tony Zimmerman would pay \$744 in accordance with the square footage of the two buildings. Angela said invoices would be emailed and the outstanding bills would be paid as soon as funds were received.

Ron Chlipala said the Riverland Lot Owners Association had been discussing the need for expensive fire suppression upgrades to bring vacant lots or remodels in compliance with current fire suppression regulations. He said this was still in the discussion stage but it could happen before the work at the South Entrance was paid off by the lot owners. Ron agreed to continue to attend the Riverland meetings and keep everyone updated. Tony expressed a willingness to attend future meetings to voice his opposition if the fire suppression upgrades were just a benefit to a few vacant lots but funded by all owners.

The meeting adjourned at 10:30 a.m.

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