

**TIMBERS OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
314 ELK AVENUE SUITE 24, CRESTED BUTTE CO, 81224  
MONDAY, JUNE 12, 2017  
5:30 P.M.**

Present:                   Evan Sandstrom  
                              Kat Hassebroek  
                              Erin Stock  
                              Anne Mallow  
                              Rob Harper, Toad Property Management, Inc.

Rob called the meeting to order at 5:40 pm and confirmed a quorum. Kat made a motion to approve the March 6, 2017 minutes. Evan seconded the motion and it was unanimously approved.

Rob said several maintenance/construction punch list items had already been addressed and some doors were still being propped open and bears might get into the building. Kat said the hallways were very warm which was probably why doors were being propped open. Anne said the lights in the storage units were on all of the time and might be adding to the heat buildup.

Rob said he had completed a walk through and identified a few small additional items and those had been fixed except for a couple of small items.

Erin said a good job had been done in her unit although some items had not been restored to the original standard. Erin said Josh had been very responsive and Rob said Josh would return if necessary. Rob said a preliminary final bill had been received which was higher than the insurance payment and no additional payments would be made until resolution was reached with the insurance company.

Kat said the trash service and recycling was working better. Rob said he had not received any recent complaints about parking. After discussion about parking it was agreed to revisit parking at a future meeting if necessary.

Rob distributed a financial report showing expenses versus budget and said the expenses were close to budget for most line items. Rob said snow removal on the ground was over budget and should be increased in the future. Anne said the dog wash area needed signage requesting owners to clean up the area after use. Kat said the hot tub was probably being used by people who were not residents in the building and it was agreed signage would be added and the hot tub would be locked every night and cleaned once a week. Evan suggested swapping filters each week.

Rob said by the end of June a full year of expenses for the new building would be known and the new budget would be discussed at that time. Rob said the annual meeting would be held in October.

It was unanimously agreed Crystal Clear would wash exterior windows and screens and notices would be distributed as Crystal Clear would need access to decks. Evan suggested the screens be removed for the winter and perhaps plexiglass be used on unprotected buildings in the problem areas.

Rob said Accounts Receivables was good and everybody was under 60 days.

Kat said Rules and Regulations should be in place prior to the beginning of July and said she would distribute a draft document by email. Kat confirmed the Board had authority to adopt Rules and Regulations. Kat said the pet waste stands were being well managed.

Kat said an owner had suggested free-standing bike racks and Kat said there were a lot of bikes in the building and the bike racks were very reasonably priced. Evan expressed concern about a free-standing bike rack and suggested mounting or securing the bike racks for additional security. Rob said two-sided bike racks were approximately \$300 each. After discussion it was unanimously agreed to purchase a free-standing bike rack. Rob said the grill was being used a lot and confirmed the baskets would be watered every day. Kat asked if some wildflower and grass seed mix could be scattered on the bare dirt areas.

The meeting adjourned at 6:54 p.m.

---

Prepared by Rob Harper, Toad Property Management