

**ELCHO IV TOWNHOMES ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, NOVEMBER 20, 2024  
2:00 P.M.  
VIA ZOOM**

Present via Zoom:     Tim Egelhoff  
                            Carl Castillo  
                            Brandon Cvilikas, Toad Property Management

The meeting was called to order at 2:01 p.m. and Brandon confirmed there was a quorum.

Tim made a motion to approve the minutes of the December 7, 2023 meeting as presented. Carl seconded the motion and it was unanimously approved.

Prior to the meeting a draft 2025 Budget had been distributed to the Board. Brandon said the insurance renewal would be in July 2025 and he anticipated a significant increase. Brandon explained insurance options would be reviewed and he would also reach out to the current insurance company. Brandon suggested that owners have an HO6 policy as part of their individual unit insurance. The HO6 would cover catastrophic events and might cover special assessments.

Brandon explained the Checking Account had approximately \$7,400 and the Reserve Account approximately \$10,000.

Concern had been expressed that landscaping had not been as good as the service provided by Alpengardener the prior year. Owners said they would prefer a prompt, good service throughout the Summer so they did not have to perform their own landscaping. The irrigation system maintenance had been good. Tim said he would reach out to Alpengardener and find out if they would be able to take over the landscaping again.

The timing of snow removal was discussed. Brandon agreed to reach out to the contractor to obtain more detailed and regular billing and also discuss timing of the snow removal.

Concern was expressed about the lid of the dumpster being left open as the lid was heavy and difficult to use. Brandon agreed to research easy to use dumpster options which would also be bear proof.

The draft 2025 Budget included a dues increase of approximately 6%. Brandon explained the benefits of having a line item for an Operating Contingency Fund and it was agreed to discuss at a future Board meeting.

Brandon agreed to continue to work on the 2025 Budget and another meeting would be scheduled prior to the annual meeting.

Brandon said Toad Property Management had sold in May 2024 but Rob Harper would continue with day-to-day management until at least December 2025. No changes to the day-to-day operation were anticipated. Brandon encouraged owners to reach out to Toad with any questions.

The annual meeting was scheduled for December 10, 2024 at 9:30 a.m. (MT).

At 2:45 p.m. Rick made a motion to adjourn the meeting. Tim seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management