

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**WEDNESDAY, NOVEMBER 10, 2021**  
**VIA ZOOM**

Present:

Julia Gearhart  
Rosalind Cross  
Bill Eggert  
Melissa Stewart  
Lisa Schneider  
Rob Harper, Toad Property Management  
Hannes Gehring, Toad Property Management  
Jody Savin, L9  
Geoff Gough, L1

Rosalind called the meeting to order at 2:18 p.m. and confirmed there was a quorum with all board members participating.

Rob said that notice of the meeting had been sent via email on October 25, 2021.

Lisa made a motion to approve the minutes from the October 12 and October 21, 2021 meetings. Rosalind seconded the motion, and it was unanimously approved.

Rosalind made a motion to appoint Melissa Stewart as President, Lisa Schneider as Vice President, and Rosalind Cross as Treasurer. Julia seconded the motion, and it was unanimously approved.

Rob said that he had spoken with Rob Felix, a reliable contractor for reserve studies, who was available to conduct a reserve study for Crested Mountain North for around \$3,400. Rob said that there might be an opportunity for savings if other HOAs managed by Toad decided to conduct reserve studies in a similar time period. It was generally agreed that the Board was ready to engage Rob Felix for the reserve study without further discussion, so long as his bid for the work was below \$4,000.

Rosalind said that she and Melissa had agreed that Rosalind would stay on as the primary point of contact for Lochinvar, Huck, and others working to bring the L Building heat issue to a close. Several board members expressed their appreciation to Rosalind for her work on the issue.

Rob said that Toad had been checking the mechanical room to ensure that the heating system was functioning properly and agreed that Toad would also do some checks of individual units to ensure that all units were receiving heat as the temperatures dropped.

The next meeting was scheduled for Monday, January 3rd at 3:00 p.m MST, with tentative plans for an in-person meeting.

Melissa made a motion at 2:31 pm to adjourn the meeting. Rosalind seconded the motion, and it was unanimously approved.

Respectfully Submitted,

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Rob Harper,  
Toad Property Management

DRAFT