

Crested Mountain North Condominium Association
Meeting of the Board of Directors
MONDAY, JANUARY 3, 2022
VIA ZOOM

Present:

Julia Gearhart

Rosalind Cross

Melissa Stewart

Lisa Schneider

Bill Eggert

Rob Harper, Toad Property Management

Joe Robinson, Toad Property Management

Bryan Osborn

Jody Savin

Joe called the meeting to order at 3:07 p.m. A quorum was present. Joe said that notice of the meeting had been emailed and posted on Toad's website on December 30, 2021.

Melissa said that she and Joe were both relatively new in their respective roles as Board President and Property Manager for Crested Mountain North. Melissa said that she and Joe would be focusing on continuing to build good communication among Toad, the Board, and the Association.

It was raised that some Board members were having difficulty accessing meeting invitation attachments, and Joe and Melissa agreed to review the contact list for members.

Lisa made a motion to approve the minutes from November 10, 2021. Rosalind seconded the motion, and it was unanimously approved.

Joe gave an update on the L Building heat exchanger issue. Joe said that an issue had been identified with the L Building's second heat exchanger, and it was necessary to purchase and install a replacement. Alpha Mechanical had tentatively scheduled replacement of the heat exchanger for Monday, January 10, 2022.

Melissa said that the Board had sent a demand letter on November 2, 2021 to the developer, general contractor, and two subcontractors who had vetted the design and completed the installation of the original heat exchangers. A group inspection had taken place on December 1, 2021, but the Board had not yet heard a response from any of the parties who attended the inspection.

Rosalind noted that the heat exchanger would also be sent to Lochinvar for an inspection, to determine definitively the cause of the malfunction. Rob explained that previous inspections of the boilers had been state inspections for safety.

Melissa said that the Board would keep the Association apprised of updates.

There was a question about the timeline for completion of work in the crawl space of the J Building. Rob and Joe explained that Toad was still working to schedule their insulation and waterproofing specialist to do the needed work inside the building, but that he had been absent for some scheduled appointments due to Covid and other issues.

It was raised that parking had become difficult in the absence of parking lot striping. Rob agreed that Toad could install snow poles to indicate the boundaries of the existing parking spaces. There was also general concern about an increase in unauthorized parking at Crested Mountain North. Rosalind noted that there were 34 passes for 24 spots, and this system only worked because owners were not allowed to share their passes with others. Rosalind suggested updating the Policies and Procedures to better clarify that property management companies operating within the building were not allowed to park in the lot, and friends of owners were not allowed to use the parking spots if they were not using the lot to visit with owners.

There was general agreement that the Town of Mt. Crested Butte should better enforce the prohibition on skier drop-offs at the base of Crested Mountain Lane. It was agreed that current enforcement was not sufficient and there was often a drop-off line blocking the driveway. Joe agreed to draft a letter to Mt. Crested Butte and send it to the Board for review, highlighting the safety concerns and requesting the Town to take action.

Rosalind also suggested writing a letter to the other HOAs that use the driveway to coordinate joint action such as installing “no turn around” signage, and then potentially approaching the Club at Crested Butte for their participation.

Joe said that he hoped to find out from the following week whether another Toad-managed HOA would be interested in conducting a simultaneous capital reserve study to benefit from a group discount with Rob Felix. It was generally agreed that the Board would like to commission the reserve study for Crested Mountain North regardless of the potential for a discount. There were volunteers from the board to house Rob Felix during his work on-site at the Association.

Joe agreed to resend the hot tub codes to all owners, which were changed annually in the Fall.

There was a discussion of the possibility of installing an elevator in the L building. It was noted that this idea had been explored previously. It was generally agreed that having an elevator in the building would likely increase the value of all units in the building. Bill volunteered to research the issue and obtain some updated bids on the cost of elevator installation.

It was generally agreed that the Board would like Toad to provide notice of Board meetings a week in advance, and the Board would put this item on the agenda for a formal vote at the next meeting.

Rob confirmed that trash pickup occurred bi-weekly on Monday and Friday. It was generally agreed that ensuring proper sorting of recycling was a challenge.

At 3:39 p.m. Rosalind made a motion to adjourn the meeting. Melissa seconded the motion, and it was unanimously approved.

Respectfully Submitted

Rob Harper,
Toad Property Management

DRAFT