

**Crested Mountain North Condominium Association**  
**Meeting of the Board of Directors**  
**WEDNESDAY, APRIL 6, 2022**  
**VIA ZOOM**

Present:

Melissa Stewart  
Julia Gearhart  
Rosalind Cross  
Lisa Schneider  
Bill Eggert  
Rob Harper, Toad Property Management  
Joe Robinson, Toad Property Management  
Jody Savin  
Geoff Gough  
Carl Stewart

Joe called the meeting to order at 2:06 p.m. and confirmed that a quorum was present. Joe said that notice of the meeting had been emailed on March 30, 2022, and the agenda had been posted on Toad's website.

Julia made a motion to approve the minutes from the January 3, 2022 meeting. Lisa seconded the motion, and it was unanimously approved.

The first item of business was an update on the boiler system. Melissa said that the Board was waiting on water quality testing reports. Melissa and Rosalind explained that, other than the fact that the boiler system was currently providing heat, there were not many updates, as relevant contractors had been slow to return phone calls from Board members. Rosalind emphasized that the question of the water quality and how the system should be serviced was still outstanding.

Joe said that there had been some overheating issues in the common areas, stemming from a fan that pushed warm air from the boiler room into the common area. Joe said that it would be an action item in future for Toad to turn off the fan once the outside temperature was warm enough that this additional heat source was no longer needed. Joe said that the sole purpose of the fan was to heat the common area, and turning the fan off should not affect the boiler system. Joe said that Alpha Mechanical was the company currently servicing the boiler system.

Joe said that the Board had discussed some potential changes to the Rules and Regulations via email. After discussion, the Board agreed to update the Rules and Regulations as follows:

- While Service Animals would continue to be accepted per ADA requirements, Emotional Support Animals would be considered only with proof of certification.
- The storage of recreational equipment on unit decks would now be permitted, but only for owners.
- The Hot Tub would be open during the ski season and summer season only.
- In addition to charcoal grills, the use of pellet grills would also be prohibited on unit decks.
- Renters would be required to place a photocopy of the unit's parking pass on their dashboard, with the dates of their stay and the renter's name included.
- The 2-week limit on outdoor deck decorations would be removed.

- The prohibition against smoking in the building would be updated to clarify that there would be no smoking in the building, including on decks and patios, or within 30 feet of the building.

Joe said that he would incorporate these changes into the document, and would circulate the updated draft to the Board for further review.

Joe said that he would check on the Association's gas grill to see if it was still functional.

Joe confirmed that Toad had a meeting with SealCo to discuss work for all associations managed by Toad, and striping of the Crested Mountain North parking lot was on the list to discuss with SealCo.

Rosalind made a motion to establish that the property management company should send out notice and a preliminary agenda 2 weeks prior to any Board meeting. Bill seconded the motion, and it was unanimously approved.

Julia Gearhart left the meeting.

Joe said that there was a development in progress on Whetstone Road above Crested Mountain North, which had been zoned as a single family residence. The applicant was currently working with the Town of Mt. Crested Butte and the Fire Department on designing a compliant driveway to access a very steep lot. After the Fire Department had signed off on the design, the plans would go before the Planning Commission. Rosalind noted her concern that the development could cause additional runoff issues, but said she was pleased to hear that the lot was being zoned for a single family home rather than a multi family development.

Joe said that the Pinnacle Construction Group had been able to complete the work in the J6 crawl space and that Leo had installed the vapor barrier. Joe said that the work had come in very close to the contractor's estimate, and the completed project looked good. Lisa said that the sump pump in the J6 crawlspace was daylighted. Rosalind voiced concern that the other J building sump pumps had not been daylighted.

Joe said that he would consult with Toad's assistant property manager to get a recommendation on daylighting the J Building crawl spaces.

Joe said that repairs to the railroad ties and stones around the entrance to J5 and J6 were on the list to fix this spring.

Joe said that Rob Felix would arrive on April 18th to complete the field work for the reserve study and thanked Melissa and Carl for hosting his stay. Joe said that Rob Felix's proposal had stipulated a 10-week turnaround time for the report, which should give the Board time to review the report prior to finalizing the budget.

Joe said that the Town of Mt. Crested Butte had added additional signage in response to the Board's safety concerns regarding traffic at the CBMR drop-off point. Rosalind and Jody said that they did not believe that the signs had had a significant impact on behavior. Jody said that she had reached out to the Town Manager and the Police Department, and the Town had replied that traffic control there was CBMR's responsibility. Jody said that she would forward to Joe and the Board the emails from the Town and the Police Department explaining why the Town could not give citations in that area. Joe said that he would contact Carlos Velado at the Town of Mt. Crested Butte to follow up on Jody's emails and inquire why it wasn't possible for the Town to provide an officer for an hour during the busy periods or otherwise assist with traffic control.

Bill said that he was still waiting to hear back from the contractor regarding when they might be able to do a site visit to look into the cost and practicality of an elevator in the L building.

Melissa said that the Association was due for an audit this year. However, the price for an audit had doubled from the most recent audit conducted by Crested Mountain North. Melissa suggested postponing the audit, given recent expenditures. Rosalind said that the governing documents had been amended to require an audit every 2 years. However, Rosalind was not sure, based on transfers from the Reserve Fund to the Operating Fund, whether any of the proceeds from owners' loan payments had been spent as part of day to day operating costs. If this year's audit could not include the reconciliation of the loan payments, Rosalind also advocated for postponing the audit for 1-2 years so that the bookkeeping on the loan could be closed and reconciled prior to the audit.

It was agreed that the Board would vote on postponing the audit for 1-2 years at the next Board meeting. The Board requested that any owner who objected to postponing the audit for 1-2 years please reach out to the President (Melissa) or Treasurer (Rosalind).

It was agreed that the next Board meeting would be held Wednesday, July 13th, at 3:00 p.m. (Mountain Time).

Melissa made a motion to adjourn the meeting at 3:37 p.m. Rosalind seconded the motion, and it was unanimously approved.

Respectfully Submitted

---

Rob Harper,  
Toad Property Management