

**THE TIMBERS OWNERS ASSOCIATION, INC.**  
**MEETING OF THE BOARD OF DIRECTORS**  
**MONDAY, APRIL 4, 2022**  
**318 ELK AVENUE**  
**CRESTED BUTTE, COLORADO**  
**VIA ZOOM**

Those participating:

Reggie Park  
Mike Arth  
Marin Brownell  
Chet Boyce, Toad Property Management

Chet called the meeting to order at 5:08 p.m. and confirmed that a quorum was present. Chet said that notice of the meeting had been sent on March 29, 2022.

Marin made a motion to approve the minutes of the February 16, 2022 meeting. Reggie seconded the motion, and it was unanimously approved.

The Board discussed filling the open seat on the Board, following Kat Hassebroek's decision to step down. Mike said that he had exchanged emails with an owner who had seemed interested in service on the Board, and he would follow up to encourage that individual to apply for the vacancy. Chet also agreed to send an email to owners announcing the vacancy. The email would include a deadline of Sunday, April 17th for applications, would outline the approximate time commitment for the Board, and would include a note thanking Kat for her service on the Board.

Mike raised the possible utility of establishing committees. Chet confirmed that committees typically met without formally recorded minutes, because the results of their discussions were captured when committee members reported to Board members at Board meetings. Mike suggested creating several committees (Finance, Landscaping, Communication, Short Term Rentals) and advertising for those committee openings in late April or early May. Mike committed to putting some more thought into the idea and emailing the Board with a proposal.

There was a long discussion of the hot tub. Marin and Reggie advocated for closing the current hot tub and putting the money saved in maintenance towards the purchase of a commercial hot tub. Mike expressed concern about the idea of closing the hot tub for this off season, citing the short notice and potentially controversial nature of a decision to remove an amenity. Reggie added that some year-round residents of the building, including himself, used the hot tub exclusively during off season. Marin pointed out that shutting down the hot tub would not constitute permanent removal of a building amenity, but rather temporary removal to facilitate

more timely installation of the commercial hot tub. There was some disagreement over whether it was possible or advisable to keep the current hot tub open during installation of a new hot tub.

Mike said that he would rather decrease the frequency of cleaning common areas than close the hot tub if the Board was seeking cost-saving measures. Reggie said that cleanliness of the building had been shown to be a high priority of owners in the survey. Chet said that he had discussed 15 hours per 2 week period, and they were now moving to 10 hours per 2 week period, so the Board could already anticipate some cost savings in that arena.

Chet said that the hot tub was serviced Monday, Wednesday, Friday, with a full drain and refill on Mondays. Chet confirmed that hot tub maintenance was recorded in a separate line item, including money spent on labor, chemicals, and parts.

Chet added that Blue Diamond's earliest availability to install the hot tub would be September or October. If the Board postponed making a decision on installation for too long, the earliest possible installation date would be postponed to Spring 2023. Chet said that he would reach out for more information about Blue Diamond's final deadline for the Board to make a decision and still have the hot tub installed by Fall.

There was some discussion of potential additional costs related to the hot tub installation, including structural work that would need to be completed to install an in-deck hot tub, and an optional auto-fill system. Mike said that he would like to see 2-3 bids, with the cost of these options broken out. Mike said that he wanted to make sure there was sufficient notice to owners as well before any decision was taken.

It was agreed that the Board would postpone making a decision on the hot tub until the May Board meeting. Chet said that he would reach out to the Maintenance Team to get more detailed information on the maintenance budget. Mike said that he would work with Chet to obtain more bids, a financing plan, and a more specific breakdown of maintenance costs.

Marin offered to spearhead the development of a proposal on improving building cleanliness, potentially including initiating an owner cleanup day, reviewing the current cleaning services, and better enforcing rules on use of common areas and disposal of dog waste.

The Board discussed priorities and identified their top three priorities for the next year: the hot tub, building cleanliness, and financial stability.

Mike raised the idea of installing a camera to monitor the hot tub area. While it was agreed that the camera might not be helpful in identifying individuals who had violated hot tub rules, the

camera could identify movement after 10 p.m. and send a notification so that Toad could take action on after-hours hot tub poaching. Mike said he would put further thought into the matter.

Board members recapped that Reggie would prepare the PDF of survey results for dissemination, Marin would prepare the text of the email regarding the survey for other Board members to review, and Chet would send out the Board vacancy announcement.

It was agreed to hold the next meeting Tuesday, May 3rd, at 5:00 p.m.

Reggie made a motion to adjourn the meeting at 6:29 p.m. Mike seconded the motion, and it was unanimously approved.

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Prepared by Rob Harper,  
Toad Property Management

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