

**MAJESTIC PLAZA ASSOCIATION
BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 9, 2025 – 1:00 P.M. (MT)
VIA ZOOM**

Present: June D'Apuzzo
Ryan Darby, Toad Property Management
Rob Harper, Toad Property Management
Collin Schuhmacher, Toad Property Management

There was not a quorum.

June expressed concern about expenses exceeding Budget, especially snow removal. Rob explained it had been necessary to shovel some parts of the flat roof multiple times during the Winter due to roof leak complaints. It was not possible to repair the flat roof during the Winter months as warmer temperatures were required and removing the snow was the only way to reduce roof leaks.

The Association continued to have cash flow issues despite Doug & June paying dues in advance.

June said she had a Montrose roofing company willing to make repairs to the roof. Toad continued to gather bids from roofing companies for roof replacement. One company would provide a bid for a product to be sprayed on top of the existing roof and Rob said the product had been used very successfully on several flat roofs along Elk Avenue. The product had held up for the past 5 or 6 years on those flat roofs and the cost was significantly less than the cost of a new roof.

Rob said in addition to the roof Toad was also concerned about some deferred maintenance as well as a foundation issue on one of the units.

After discussion it was agreed Toad would send photographs of the problem areas of the roof to June and she would contact the Montrose roofing company. If the Montrose roofing company felt confident that a temporary repair could be made in the current weather conditions the work would go ahead. Toad would continue to gather roofing bids so that a longer-term solution could be found.

Toad would gather information about the foundation issue and report back to the Board.

June agreed to draft a letter to all owners encouraging them to join the Board. Two additional Board members would be added to the Board. Rob said Toad would email the letter and would follow up with interested owners and answer any questions.

Rob explained the Association was very short of funds and a special assessment or a dues increase needed to be considered once estimates had been obtained.

The meeting ended at 1:35 p.m.

Prepared by Rob Harper, Toad Property Management