

**MAJESTIC PLAZA ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FRIDAY, MARCH 14, 2025 – 10:00 A.M. (MT)  
VIA ZOOM**

Present:                    Doug D'Apuzzo  
                                 June D'Apuzzo  
                                 Leonard Ossorio  
                                 Ryan Darby, Toad Property Management  
                                 April Pannell, Toad Property Management

Ryan called the meeting to order at 10:12 a.m. and confirmed a quorum. Ryan explained the purpose of the meeting was to discuss the finances of the Association and how to move forward.

One owner, who was seriously delinquent, would be making full payment of delinquent dues on Monday 17<sup>th</sup>. The checking account was currently negative and collection of those funds was essential.

April explained the accounting software automatically added 1.5% interest to any dues delinquent by at least 30 days. At 60 days a notice of delinquency was sent to owners who had not paid and the owner had 30 days to respond. State law required 3 options to be offered to the owner for repayment of the delinquent dues. If an owner opted for a repayment plan they must remain current with future dues and three missed payments triggered the next step. The Board could then authorize an attorney to start collection proceedings.

April said the process was now in place for contacting an owner delinquent on dues and in the future owners would not be able to build up such a large balance.

Expenses were reviewed line by line. Doug expressed concern that some legal expenses might be the responsibility of individual owners, or him. Ryan agreed to obtain a breakdown of legal expenses from the attorney for Doug's review. Ryan confirmed common area cleaning had been cancelled as an Association expense. Doug said common area cleaning should be charged to specific units for 2025. Ryan agreed to follow up on who authorized the work by Nunatek to install roof heat tape above the Majestic.

Doug expressed concern about the significantly higher snow removal costs in a season which was normal snowfall. Ryan said 8 separate roof leaks had triggered roof snow removal. Ryan agreed to investigate those costs and report back to the Board. Snow removal was performed by Toad, Lappis and Lacy Construction. Doug said there was a snow storage area on the southeast corner of the building and hauling snow was only necessary when that area was full. Ryan agreed to obtain detailed information and location of the roof leaks. A roof inspection in the Spring/Summer might be necessary and Ryan agreed to research contractors.

Ryan agreed to investigate the expenses for legal, repairs & maintenance and snow removal and report back to the Board.

It was agreed PO Box 464 would be cancelled.

Collection efforts on delinquent dues would continue.

At 11:05 a.m. the meeting adjourned.

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Prepared by Rob Harper, Toad Property Management

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