

**CHADLINGTON HOUSE CONDOMINIUM ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, JUNE 6, 2025  
9:00 A.M.  
CRESTED BUTTE & VIA ZOOM**

Present: Dave Ahrendt  
Nel Burkett  
Jacob Rierson  
Brandon Cvilikas, Toad Property Management

The meeting was called to order at 9:06 a.m. and Brandon confirmed a quorum.

Brandon introduced himself as the new property manager. Brandon explained changes being made within Toad.

The minutes of the November 12, 2024 meeting were unanimously approved.

Nel said there were three capital projects which needed to be addressed during the Summer – staining/painting of walkways/barriers, boardwalks and shoring up some decks and grading the driveway.

Dave said he would be meeting later in the day with Ethan of Toad to outline the work needed on the boardwalks.

Mike Keith of Complete Coverage had supplied bids for the exterior painting/staining project – approximately \$5,000 for Building C and approximately \$12,000 for the remainder of the work.

Brandon said Dietrich Dirtworks had provided a bid of approximately \$7,200 for grading the driveway, recutting the ditch and additional road base. Dave said he would reach out to Lacy Construction about Magnesium Chloride and provide Brandon with an update. Nel said she would provide contact information for another contractor interested in grading the driveway.

Dave said the staining/painting was the first priority. Brandon said he would reach out to a contractor for a second bid. Dave said he would be happy to meet with contractors to discuss the scope of work. Nel said she would provide contact information for another painting contractor.

Nel suggested updating a Capital Plan or Depreciation Schedule prepared by a prior Board and Brandon agreed to research. Nel said efforts had been made to build up Reserves based on those documents. Jacob asked if any of the proposed work would be covered by insurance. Brandon said an insurance agent had recently inspected the exterior of the buildings and would be providing a renewal quote.

Nel explained a screw and glue was required on the roofs prior to the Winter. An assessment of the life of the roofs was also needed. Brandon agreed to research when the roof was last replaced and reach out to roofing contractors for screw and glue.

Nel said replacing the boardwalks with Trex, or a similar product, had been discussed in the past. Dave suggested having the work phased over several years. Dave explained the decks and buildings needed to be power washed. Dave suggested the Board consider purchasing a power washer for Association use to reduce expenses. Dave agreed to research. Dave suggested some work could be carried out by owners and said he would try his deck to understand the time and cost involved in the project.

One owner was delinquent on payments of \$3,256 from 2024 and the Accounting Team had asked if the Board wanted to take legal action. Monthly payments were currently being made and it was suggested the owner enter into a payment plan to reduce the arrears. The Board did not want to take legal action at this time.

Brandon agreed to research the prior work carried out regarding a possible Covenant Amendment and possible Short Term Rental regulations and get back to the Board for further direction.

At 9:50 a.m. Jacob made a motion to adjourn the meeting. Nel seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management