

**CHADLINGTON HOUSE CONDOMINIUM ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
FRIDAY, SEPTEMBER 5, 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 9:02 a.m. and Brandon confirmed a quorum.

Nel made a motion to approve the minutes of the June 6, 2025 meeting. Jacob seconded the motion and it was unanimously approved.

Dave said Complete Coverage wanted to start work on Monday, September 8<sup>th</sup>. The work would take approximately 10 days. Some repairs were needed on the laundry deck and another area between Buildings A and B. Language for a flyer was agreed and would be displayed at the property as well as emailed to owners. Toad would screw down some deck boards and Dave would coordinate the work with the painters. Dave said some spare deck boards were stored near the north side of Building A and could be used if necessary. The railing spindles were not included in the Complete Coverage bid and touch up would be completed as necessary in the future. Painting of the boardwalks was essential. The discussion of Trex boards would continue at future Board meetings.

Jacob made a motion to move forward with the exterior painting project with Complete Coverage starting work on Monday, September 8<sup>th</sup>. Nel seconded the motion and it was unanimously approved.

Brandon said the Checking Account had a balance of approximately \$37,392 and the Money Market/Reserve Account had a balance of approximately \$35,856. Complete Coverage would be paid from the Checking Account.

A bid had been obtained from Dietrich Dirtworks for the driveway. No bid had been received from Lacy Construction. Dave said Magnesium Chloride was needed for the driveway. Work on the driveway would be scheduled for 2026.

A quote was not available for the screw & glue on the roofs. Brandon said he had spoken with Blue Dog Home Improvement and would continue to follow up. Skylight repair would be performed for A5 and the roof could be inspected at that time.

Snow Removal would continue after 6 inches of new snow according to the Pow Cam.

Brandon said significant savings had been agreed with Waste Management for trash removal. Dave said the bikes left by the dumpster could be posted on the Marketplace as the owner had confirmed the bikes were no longer required.

Brandon explained a 5 or 10 year Capital Plan might help the Association prioritize projects and plan for those costs. Kate in the Toad office was helping to track bids and streamline the bid process. It was agreed the Board required at least a week between bids being obtained and discussion of those bids at a special board meeting. Jacob said he would draft wording for the Rules & Regulations so future Boards would understand the bid process.

A lien had been placed on one unit for delinquent dues. The collection process outlined by the State of Colorado had been followed. Brandon said he would follow up with the Accounting team for more information.

The annual meeting would be scheduled for mid-October. Prior to that meeting Nel suggested the Board meet with legal counsel to discuss short term rentals and any future amendment of the Covenants.

At 9.55 a.m. Nel made a motion to adjourn. Jacob seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management