

**SUNSPACE CONDOMINIUMS ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
WEDNESDAY, JANUARY 8, 2025
2:00 P.M.
CRESTED BUTTE & VIA ZOOM**

Present: John Stinar
Kristen Sheehan
Brandon Cvilikas, Toad Property Management
Bayliss Baker, Toad Property Management
Ariston Awitan, Toad Property Management
Ethan Johnson, Toad Property Management

Brandon called the meeting to order at 2:03 p.m. and confirmed a quorum. Brandon explained Bayliss and Ariston were joining the meeting for training purposes. Brandon said the purpose of the meeting was to discuss the plumbing issues and Ethan would provide an update regarding three units.

Ethan explained Al's Backhoe had jetted the plumbing lines and the lines had also been snaked. The pipes between Units 1 and 2 would require further investigation as Al's Backhoe had been unable to jet the pipe between Units 1 and 2. Ethan said he had reached out to companies in Montrose and also Gunnison to discuss options. Brandon confirmed Pinnacle had removed snow from the flat roof and completed some repair around the drain to address the ongoing leak into Unit 5. Brandon said he did not anticipate an invoice for the repair work as it would be part of Pinnacle's warranty. Brandon explained roof snow removal was usually carried out once during the Winter. Kristen expressed concern about snow/ice build up on a skylight in her unit. Ethan said buildings were generally designed to hold snow/ice and the skylight could be monitored and snow could be removed if necessary.

Ethan said the window screens would be removed on the front of the building. Snow had been removed from the parking lot, a cost shared with the Meadows Condominiums.

Ethan explained Turd Hurder of Gunnison would charge between \$1,000 to \$2,000 to jet and camera the lines. Descaling the lines would be an additional option and Kristen said she would reach out to Unrivaled Plumbing in Montrose in an attempt to persuade them to come to Town to perform the work. The cost might be in the \$3,000 to \$4,000 range for the descaling.

Brandon said the Association did not currently have a Reserve Account. The Operating Contingency was approximately \$1,000 and the Board would need to decide how to fund a Reserve Account, either monthly Capital Dues or a special assessment.

The original front door code would be deleted once all owners were alerted of the new entry code.

Ethan said he would continue to reach out to companies to provide options for the plumbing solutions. The jetting of the line had provided a temporary solution but it was generally agreed the Association wanted to be proactive rather than waiting for the next plumbing issue to arise. Attempts would continue to find a plumbing contractor able to perform the investigation and the long term solution.

At 2:45 p.m. the meeting adjourned.

Rob Harper, Toad Property Management