

ORE BUCKET COMMERCIAL CENTER CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
THURSDAY, AUGUST 28, 2025
7:00 P.M. CRESTED BUTTE & VIA ZOOM

Present: Beth Appleton
 Doug Gorman
 James Withey
 Eric Thorson
 Brandon Cvilikas, Toad Property Management

Brandon called the meeting to order at 7:01 p.m. and confirmed a quorum. Brandon explained the purpose of the meeting was to continue discussion on Capital projects.

Brandon explained CB Electric had provided a bid for meter replacement of \$15,000. Tiger Electric would be providing a revised bid now the scope of the work had been confirmed.

Jim had met with Blue Dog Home Improvement to discuss the scope of work and the Blue Dog bid would be approximately \$12,500.

Immediately prior to the meeting Doug circulated a recap of the Capital Funds and said there was approximately \$33,000. Brandon said as of today the bank accounts had balances of \$7,427 in Checking and \$20,481 in the Money Market. Doug agreed to get with the Toad Accounting Team as he thought figures at the end of 2024 might require some adjustment.

An assessment of \$25,000 had been approved in the 2025 Budget on the understanding that the cost of the Capital work would exceed the figure. In the first part of 2025 the anticipated cost of the work was \$79,000. New information had been received on the scope and cost of the projects. Beth stressed the need for bids to be accurate as the Association would not have funds available for change orders.

Jim explained the Phase 1 work on the ice fences/crickets would be funded from the Operating Budget and approximately \$7,000 for the remainder of that bid would be from Capital.

Brandon confirmed Blue Dog Home Improvement had been paid \$4,750 for the start up funds of the Phase 1 work.

It was generally agreed the electrical meters and siding would be the priority for the remainder of 2025. Work on the columns, deck footers and rock wall would be 2026 as the full scope of that work would not be known until exploratory work was underway. Eric cautioned that snow removal costs would increase for the 2025/2026 Winter as it would be essential to regularly remove snow and reduce the snow load in that area. Brandon confirmed Toad would be able to monitor snow loads and remove snow as necessary.

Prior to the meeting Jim had obtained photographs and anticipated costs for the Phase 1 and 2 work. Jim presented the photographs and explained the work. Some work could be removed from the Blue Dog estimate and the areas would be caulked by the painters at less expense. Jim identified the areas that could be caulked prior to painting and those that would require carpentry.

Prior to any work commencing the excessive amount of dog poop near the building needed to be removed. Brandon said he would reach out to the owner of the neighboring property, Raphael Tamari, to immediately have the area cleaned up.

Jim expressed concern that the landscaping work, the removal of the bed and the Cottonwood, had not been completed satisfactorily. Soil needed to be lowered below the siding boards so 1 inch of concrete was visible. The landscaping timbers needed to be corrected. The Cottonwood was growing back and needed to be removed. Brandon said he would follow up and report back to the Board.

It was generally agreed the damage to the landscaping timber in front of the handicap parking space, caused by the snowplow, would not be repaired until 2026.

After a long discussion Jim said electrical meter work, some repairs and exterior painting would be approximately \$63,500 with the work being completed in 2025. Other projects identified during the meeting would be pushed to 2026. Owners had been alerted to a special assessment of \$62,000 at a previous meeting but the exact detail of the work had changed.

Doug said there would be approximately \$28,000 in Capital Funds to go towards the work discussed during the meeting. It would be necessary to special assess or obtain a loan for approximately half of the work proposed for 2025. The work for 2026 would be approximately \$28,000.

It was generally agreed electrical meter work was the top priority as it needed to be completed prior to Winter. Tiger Electric would be providing a bid. CB Electric had performed similar work on other properties.

After a long discussion it was agreed a letter would be drafted to all owners explaining the essential work the Board wanted to do in 2025 and 2026 and give options on how to fund the work. The financing options for owners would be:

1. A special assessment for the full amount with a payment date in 2025.
2. A hybrid model which would be a combination of the previously agreed special assessment and a loan for the balance.
3. A loan for the entirety of the work during 2025 and 2026.

Doug agreed to prepare a spreadsheet showing owners how much their portion of the work would be and how much it would cost them under the above three options. Owners would be asked to respond within a week regarding the funding method of their choice.

At 8:48 p.m. Eric made a motion to adjourn the meeting. Doug seconded the motion and it was unanimously approved.