

**ORE BUCKET COMMERCIAL CENTER CONDOMINIUMS ASSOCIATION, INC.**  
**ANNUAL MEETING OF OWNERS**  
**TUESDAY, JANUARY 16, 2024**  
**4:30 P.M. CRESTED BUTTE & VIA ZOOM**

Present: Dr. Eric Thorson  
Wade Baker, GVH  
Doug Gorman  
Beth Appleton  
Jim Withey  
Rachel Brodsky - proxy  
Brandon Cvilikas, Toad Property Management  
Kat Loughan, Toad Property Management  
Nick Sledge, Toad Property Management

Brandon called the meeting to order at 4:35 p.m. and confirmed a quorum. Brandon said notice of the meeting had been sent on January 4, 2024.

Beth made a motion to approve the minutes of the January 23, 2023 meeting. Doug seconded the motion and it was unanimously approved.

Beth explained Jacob Fox would start work on the two windows in the hallway (second floor) on February 19, 2024. Beth confirmed the paperwork sent to the Town authorizing Jacob Fox to perform work on behalf of the Association was satisfactory to her. Doug suggested having the roof snow removal completed in that area prior to Jacob starting work. Brandon confirmed Toad would continue to watch the snow build up on the roof and remove snow as necessary. Beth explained there would be a temporary wall set up on the inside to reduce the impact of cold while the work was being completed. It was agreed Jim Truettner would have the largest impact and Beth said she would share Jacob's email with Jim.

Brandon said the hinges had been replaced on the door and Beth confirmed it had made a big improvement.

Doug expressed concern that the \$4,100 surplus had not been assigned to an expense line item as agreed at a prior meeting. It was agreed the \$4,100 would be moved to Repair & Maintenance as an operating contingency. Doug said the dues shown on the 2024 Budget were Operating Dues and did not include the Capital Assessment. Brandon confirmed the capital assessments would be discussed during the meeting.

Concern was expressed by Jim Withey about the Capital Plan and asked that specific items be broken down to identify individual projects and set out a description, a solution and a cost so the Association could fully understand what capital expenses were coming up and any liability/safety concerns. Some items had multiple solutions and the Association needed to fully understand the cost as well as the options prior to making a decision. After discussion it was suggested the focus in 2024 would be the immediate capital plans and during the year additional projects could be reviewed and discussed. Doug suggested paint touch up in 2024 and delay the full painting project.

Nick said it would be possible to work together to prepare a more detailed list of capital projects and costs and Nick suggested a Reserve Study completed by a third party as another option.

Beth asked that owners submitting suggestions for capital projects include all owners on the email. Nick said Toad would respond in a more timely manner on snow removal on the fire exit staircase.

Jim suggested forming a committee to work with Toad preparing a list of building problems, solutions, costs and timing. Jim, Wade and Doug would be part of the committee and Beth said she would circulate information about the Board appointing a committee. Beth asked that the committee keep the Board informed on any recommendations. It was generally agreed a list of building issues would be formed and the Board could determine priorities for the work. The first meeting of the committee would be in February and Nick from Toad would participate.

Doug explained it had been determined at an earlier meeting that owners would be responsible for window replacement in individual units and some owners had already started on that work. Nick said he would obtain pricing for common area windows, roof, siding, etc, for the committee to discuss. Brandon agreed to update the account balance for the capital planning projection and include the cost of replacing the two windows and the screw and glue cost.

Nick left the meeting.

Kat explained there was a small increase in operating dues for each unit. Doug made a motion to ratify the 2024 Operating Budget. Jim seconded the motion and it was unanimously approved.

Kat said the current officers consisted of Beth as President, Jim Withey as Vice President, Doug as Treasurer and Rachel as Secretary. Beth confirmed Board terms were three year terms in accordance with the Bylaws, Article 2.1B. Beth said she would circulate an email regarding board member appointments as there were now six owners, instead of the original five owners.

Beth said she would review the governing documents and State Statute to determine unit financial responsibility and percentage allocations as units were all different sizes.

At 6:00 p.m. Beth made a motion to adjourn the meeting. Eric seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management