

ORE BUCKET COMMERCIAL CENTER CONDOMINIUMS ASSOCIATION, INC.
ANNUAL MEETING OF OWNERS
THURSDAY, JANUARY 30, 2025
5:00 P.M. CRESTED BUTTE & VIA ZOOM

Present: Dr. Eric Thorson
Wade Baker, GVH
Doug Gorman
Beth Appleton
Jim Withey
Adam Westlake
Jim Truettner
Brandon Cvilikas, Toad Property Management
Bayliss Baker, Toad Property Management

Brandon called the meeting to order at 5:06 p.m. and confirmed a quorum. Brandon said notice of the meeting had been sent on January 18, 2025.

Jim Truettner made a motion to approve the minutes of the January 16, 2024 meeting. Wade seconded the motion and it was unanimously approved.

Brandon thanked the Board and the Capital Improvement Committee for their work during the year. Several small maintenance items had been performed during the year and bids had been obtained for future projects.

Jim Withey said the Capital Improvement Committee had proposed completing all improvements during 2025 and to move some items into the Operating Budget, as they were more maintenance rather than capital.

Beth said photographs of the failing post would be sent to Mike Arbaney, engineer, for review. Jim Withey said it might be necessary to also have work performed on the roof in that area.

Brandon introduced Bayliss Baker, a new employee at Toad.

Prior to the meeting a 2025 Budget, approved by the Board, had been circulated to all owners. The Budget included a dues increase. Doug made a motion to ratify the 2025 Budget as presented. Jim Withey seconded the motion and it was unanimously approved. Invoices now included Capital Dues, effective from January 2025. Dues had not been increased during 2024 despite the 2024 Budget ratifying that small increase. The accounting team recommended posting that approved increase to the February 2025 invoice. Bayliss explained AppFolio charged convenience fees for ACH or credit card transactions. Payments for dues or special assessments could be made by check sent directly to Toad to avoid the online fee.

Doug, Eric and Adam said they would be willing to continue on the Board. Doug, Eric and Adam were unanimously approved for 3 year terms on the Board. Brandon and Bayliss would continue to research terms. It was agreed it was not necessary to introduce additional staggering of terms at this time. Board members would be elected at the next board meeting.

Jim Withey suggested having a bulletin board installed by the entrance and the GVH space. After discussion it was agreed to not add a bulletin board at this time and flyers placed on the wall would be removed to keep the area clear.

Brandon said an additional bid from Drake Austin Construction would be provided to the Capital Improvement Committee in the next few days.

At 5:50 p.m. Doug made a motion to adjourn the meeting. Jim Withey seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management