

ORE BUCKET COMMERCIAL CENTER CONDOMINUMS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 30, 2025
IMMEDIATELY AFTER THE ANNUAL MEETING
5:50 P.M. CRESTED BUTTE & VIA ZOOM

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

Brandon called the meeting to order at 5:50 p.m. and confirmed a quorum.

Beth suggested adding a Delegation clause to the Bylaws as Toad carried out many of the functions traditionally performed by the Treasurer or Secretary of the Association. Brandon confirmed Subcontractors would be hired to perform the Capital improvements to the building and liability insurance would be carried by those contractors. Toad would sign contracts for the work and follow up with the contractor on any warranty work. The Board would review invoices and authorize Toad to make those payments. Any checks above \$5,000 would require Board approval/signature and Beth would review all contracts prior to work commencing.

Beth agreed to prepare language for a Delegation clause in the Bylaws and also a Resolution for an officer to sign checks above \$5,000. Checks would be signed first by the President or if not available the Vice President would sign or if the President or Vice President were not available the Treasurer would sign. Bayliss agreed to provide Beth with a list of the tasks currently completed by Toad on behalf of the Association for inclusion in the Delegation clause.

Beth agreed to continue as President. Beth was unanimously approved as President of the Association for one year.

Jim agreed to continue as Vice President. Jim was unanimously approved as Vice President.

Doug agreed to continue as Treasurer. Doug was unanimously approved as Treasurer.

Adam agreed to be Secretary. Adam was unanimously approved as Secretary.

Beth agreed to continue to follow up with Mike Arbaney regarding the failing post.

At 6:22 p.m. Doug made a motion to adjourn the meeting. Beth seconded the motion and it was unanimously approved.