

ORE BUCKET COMMERCIAL CENTER CONDOMINIUMS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 20, 2025
6:00 P.M. CRESTED BUTTE & VIA ZOOM

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

Brandon called the meeting to order at 6:04 p.m. and confirmed a quorum. Brandon explained the purpose of the meeting was to continue discussion on Capital Planning.

Minutes of the January 6, 2025 meeting would be reviewed at a future meeting after one section of the recording had been listened to again. The exact wording of the \$25,000 assessment would be reviewed and amended as necessary.

Beth said some loose trash had been found on the first floor of the building at 8 am one day recently and it was assumed it was overflow trash. Eric said the trash and recycling had not been put out and he had put it out as he happened to be in the building. Beth said she would follow up with Wade.

Brandon said estimates for capital projects had been circulated to the Board for review.

Beth explained the Drake Austin Construction Contract would require amendment if that contractor was selected for the work. Beth stressed Toad would be the client on a Contract, not the Ore Bucket.

Jim explained the Blue Dog Home Improvement estimate included snow fencing and was more comprehensive than the Drake Austin Construction contract.

Painting estimates varied in detail. Doug confirmed Altitude Painting had performed the work in the past and their estimate, dated January 13, 2025, was \$36,700. Mike Keith of Complete Coverage had provided a detailed estimate and that cost was \$39,760. Jim suggested using a lighter stain and keeping the other colors the same.

The priority and timing of projects as well as funding of the work, including a potential bank loan, was discussed.

Brandon agreed to obtain a bid from Blue Dog Home Improvement for the work on the dormers/soffit/fascia portion of the project for comparison with the Drake Austin Construction bid of \$16,800.

A potential cost of \$75,000 was anticipated for the entry way shed roof/columns, in accordance with the Mike Arbaney, engineer, recommendations, snow fencing, exterior painting and the dormer/soffit/fascia work. The work could be performed during the Summer/Fall.

Brandon agreed to obtain a potential start date by Drake Austin Construction on the entry way shed roof/columns as that would be the first project – just one part of the Drake Austin bid. Beth would amend the Drake Austin Contract. The work could be scheduled for the earliest possible start date as funds were available.

Brandon would obtain a fixed bid from Blue Dog for the dormer/soffit/fascia work and potential timing of the work. The fixed bid should include the snow fencing work.

Doug would ask Altitude Painting about their availability to complete the exterior painting in the Fall, instead of May as previously suggested.

As the work would be phased during 2025 the special assessments, in accordance with percentages established in the Plat, would also be phased during the year.

Jim stressed the need to push the projects forward and get on the schedule of the various Contractors. Brandon confirmed it would be a priority going forward.

At 7:05 p.m. Beth made a motion to adjourn the meeting. Jim seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management