

**ORE BUCKET COMMERCIAL CENTER CONDOMINIUMS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**TUESDAY, SEPTEMBER 16, 2025**  
**5:30 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 5:33 p.m. and confirmed a quorum.

Doug made a motion to approve the August 28, 2025 meeting minutes as presented. Eric seconded the motion and it was unanimously approved.

Several housekeeping items were discussed. Owners would provide receipts for all items purchased for the building.

Prior to the meeting Doug circulated an updated spreadsheet and confirmed the mistakes had been corrected between Operating and Reserve/Capital bank accounts. Funds from the existing Reserve could be applied towards upcoming capital projects and it would be necessary to collect an additional \$34,326 as a special assessment for the balance of the work.

Beth made a motion to accept the CB Electric bid for the electrical meter work. The work would be started in early October. Eric seconded the motion and it was unanimously approved.

Altitude Painting required a deposit for the exterior painting. Reserve funds could be used and the special assessment would fund the balance upon completion.

Brandon confirmed the \$4,750 had been paid to Blue Dog Home Improvement from the Operating Account, Repair & Maintenance. Upon completion of the work \$4,862.12 had been paid from the Capital Account. Leaving a balance of approximately \$19,386 in the Reserve/Capital Account.

Brandon agreed to contact the Bank for confirmation of the minimum balance in the Money Market account.

The payment date for the previously agreed \$25,000 special assessment would be accelerated to September 30, 2025. A new special assessment for \$20,000 would also be due by September 30, 2025. Another special assessment of \$15,000 would be payable by October 31, 2025. Payment by each unit would be based on square footage as outlined in the governing documents.

Beth made a motion to accelerate the payment date of the \$25,000 special assessment to September 30, 2025. Jim seconded the motion and it was unanimously approved.

Beth made a motion for a \$20,000 special assessment for capital improvements, also payable by September 30, 2025. Eric seconded the motion and it was unanimously approved.

Beth made a motion for a \$15,000 special assessment for capital improvements to be due on October 31, 2025 plus any additional approved capital expenditures. Jim seconded the motion and it was unanimously approved.

Beth agreed to reach out to Altitude Painting so they could start work. Brandon agreed to engage CB Electric to start work on the meters and notify all owners of the start date.

Brandon said the Toad maintenance team would monitor the roof and remove snow as needed. Doug suggested the expense for the repair of the columns be included in the 2026 Budget. The scope of the work for the columns and sloping roof was still unknown as several contractors and an engineer had different recommendations. The project would be discussed at the next meeting and work scheduled for Spring 2026.

Beth and Brandon agreed to reach out to some additional engineers to obtain recommendations for temporary measures to protect the columns for the Winter and a more permanent solution for implementation in Spring 2026.

The owner of the neighboring property had removed the dog poop around the building.

Beth expressed concern about spending any additional money on the east flower bed and suggested removing the flower bed completely to reduce future expenses. Jim said removing the flower bed would incur additional expense to finish the base of the building and possibly build a retaining wall.

Jim said the two entrances on the south side of the building required attention to drain water away from the pathway and reduce ice build up during the Winter. Jim explained the cost would be approximately \$600 and had been included in the 2025 Operating Budget. Doug said repairs and maintenance expenses were already significantly over budget. It was generally agreed the work would be pushed to 2026.

Jim explained some of the work in the Blue Dog estimate for \$12,500 was no longer necessary. Approximately \$6,300 would be the estimate for the revised work.

Brandon would prepare a draft 2026 Budget by the end of October. The Budget would be discussed at a board meeting in November and the annual meeting in December.

At 7:19 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