

**THE PLAZA AT WOOD CREEK
MEETING OF THE BOARD OF DIRECTORS
APRIL 11, 2025
3:00 P.M.
CRESTED BUTTE & VIA ZOOM**

Present: Scott Richards
Shay Williams
Linda Englehard
Allen David
Alex Summerfelt, Toad Property Management

Shay called the meeting to order at 3:05 p.m. and Alex confirmed there was a quorum. Notice of the meeting had been sent 48 hours prior to the meeting.

Alex explained the purpose of the meeting was to discuss the updated Collection Policy and a Policy regarding the registration of telephone numbers and email addresses. Alex said the Association's attorney had said the State might introduce additional changes to Statute during 2025.

Allen made a motion to adopt the Policy Regarding the Registration of Telephone Numbers and Email Address with the Association. Shay seconded the motion and it was unanimously approved.

Scott made a motion to adopt the Collection Policy as presented. Allen seconded the motion and it was unanimously approved.

Alex confirmed it would be necessary to start the collection process again on delinquent accounts due to changes in Colorado law. The Association's legal counsel had confirmed the Association would be promptly notified of any future changes introduced at the State level.

Alex said the Association would be strictly following the Collection Policy and stressing to delinquent owners the need to make payments monthly and by a specified date each month.

Three of the four landscaping contractors had walked the property. Alex said one contractor had suggested using water from the Creek for irrigation and Alex had reached out to the Town for approval. A neighboring building pulled irrigation water from the Creek.

Bayliss would be sending signage suggestions to the Board for review.

Alex said 27 survey responses had been received so far. A reminder would be sent to owners.

At 3:22 p.m. Linda made a motion to adjourn the meeting. Allen seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management