

**THE PLAZA AT WOOD CREEK  
MEETING OF THE BOARD OF DIRECTORS  
APRIL 26, 2024  
10:00 A.M.  
CRESTED BUTTE & VIA ZOOM**

Present: Allen David  
Phillip Miron  
Linda Englehard  
Scott Richards  
Alex Summerfelt, Toad Property Management

Alex called the meeting to order at 10:09 a.m. and confirmed there was a quorum. Notice of the meeting had been sent out on April 6, 2024.

Linda made a motion to approve the minutes of the April 5, 2024 meeting. Allen seconded the motion and it was unanimously approved.

Prior to the meeting Mountain Surfaces had provided a Design Contract for review. Allen made a motion to engage Heidi of Mountain Surfaces to assist with color selection for paint and carpet. Linda seconded the motion and it was unanimously approved.

Security during the construction period would be discussed at future meeting. Simplisafe would be visiting the building to provide a proposal. Alex confirmed some Ring cameras had been provided in locations around the building. A recording would be held for 14 days. Cameras in the parking garage would be a larger project as internet service would need to be provided. Altitude Law had suggested having a Camera Policy in place. It was suggested the south doors be locked due to liability concerns. Alex confirmed a company from Montrose was currently reviewing options. Scott said he had spoken to King Systems about security cameras. Other options, less expensive, were available and Scott would continue to investigate.

Alex explained the Fire Department had stressed the need for the correct smoke detectors to be installed in all short term rental units as part of the short term rental license process. The age of smoke detectors would be checked when changing batteries.

Alex confirmed invoices for the first payment of the special assessment would be available April 30<sup>th</sup> and due May 31<sup>st</sup>.

Alex said he had met with the Oaks Brothers team to discuss the schedule for the exterior project. Work would commence by the Ironhorse side of the building. Alex explained replacement windows at the Ironhorse restaurant, a part of an earlier special assessment, still needed to be completed and quotes would be obtained.

Alex explained there had not been a Marketing Contract with Ironhorse since 2022. Alex said Ironhorse would be improving their website to include online ordering and direct more business to the building.

Alex said the storage units on each floor had new locks and leases could be prepared for those spaces. Alex explained there was a waiting list for storage units and Vail had expressed a desire to have two storage units for commercial use. Priority and rental cost for storage units was discussed.

Alex explained emergency maintenance response was provided by Toad but a full “concierge” service was not provided as part of the existing contract. After hours response would continue to be determined on a case by case basis.

It was agreed a 5% retainage on the Oak Brothers contract was acceptable. Alex confirmed Bart Laemmel had been involved in the building inspection with Oak Brothers. Alex said some maintenance was required on the roof and the work would be addressed before the start of Winter. The Board agreed to make a final review of the contract with Oaks Brothers and Phillip would sign the Contract on Monday.

Concern was expressed about a van parked in the garage and Alex agreed to follow up with the owner of the vehicle.

At 11:37 a.m. Allen made a motion to enter Executive Session in accordance with Colorado Statute 38-33.3-308 4B to discuss legal matters. Scott seconded the motion and it was unanimously approved.

At 12:01 p.m. Allen made a motion to leave Executive Session. Phillip seconded the motion and it was unanimously approved.

Exterior colors would be selected as soon as possible.

At 12:05 p.m. Allen made a motion to adjourn the meeting. Phillip seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management