

**THE PLAZA AT WOOD CREEK CONDOMINIUM ASSOCIATION  
GENERAL MEMBERSHIP MEETING  
FRIDAY, APRIL 5, 2024 – 9:00 A.M.  
VIA ZOOM**

Phillip Miron called the meeting to order at 9:02 a.m. Alex confirmed notice of the meeting had been sent by regular mail and email two weeks prior to the meeting.

Present:	Christopher Blaine McAnally	Unit 34
	Max Evans	Unit 135
	Scott Pinkston	Units 231 & 232
	Mary Yates	Units 233 & 234
	Scott Richardson	Unit 235
	Brian Rolfe	Unit 237
	Kevin & Jean Butcher	Unit 241
	Don Brown	Unit 242
	Andrea Wheeler	Unit 331
	Walter & Melissa Wheaton	Unit 333
	Mike James	Unit 334
	Alfredo & Gloria Sotolongo	Unit 335
	Allen & Cindy David	Unit 336
	Laurie Pickerill	Unit 337
	Michael Englehard	Unit 338
	Phillip Miron	Unit 339
	Tom, Sue and Kevin Atkinson	Unit 340
	Randy Pratt	Unit 431
	Steve Vogel proxy for Julie Kiley	Unit 432
	Susan Gellert	Unit 433
	Mary Mannix Decker	Unit 434
	Brigitte Gerhard	Unit 435
	Shay Williams	Unit 438
	Edward Fowler	Unit 439
	Susan Berkowitz	Unit 440
	Thor Hoppess	Unit 531
	Bruce & Lisa Joss	Unit 532
	Debbie Moore	Unit 535
	Jody Helbling	Unit 536
	Steve Avard	Unit 537
	John & Jill Linck	Unit 539
	Dave Rockett & John Schindler	Unit 540
	Lori Muecke	Unit 541
	Trent Gall	Unit 637
	Kim Hansen	Unit 638
	Shelley Mack	Unit 642
	Alex Summerfelt, Toad Property Management	
	Rob Harper, Toad Property Management	
	Kezia Bechard, Toad Property Management	
	Greg & Larry Oaks, Oaks Brothers, Inc.	

Alex confirmed there was a quorum.

Several owners said they had participated in the August 4, 2023 homeowners meeting but their attendance had not been recorded. Alex agreed to add those names to the minutes for that meeting. Shelley Mack made a motion to approve the August 4, 2023 meeting minutes. Thor Hoppess seconded the motion and it was unanimously approved.

Alex introduced Greg and Larry Oaks and explained the purpose of the meeting was to discuss a Stucco Special Assessment. Oaks Brothers, Inc. had been selected to perform the work on the building.

Alex explained the Stucco Project Special Assessment was based on square footage and owners had the opportunity to split their payment into three equal installments – due May 1, 2024, August 1, 2024 and October 1, 2024. Concern was expressed that a large special assessment was proposed without more notice and delaying the project by one or two years was suggested. Capital Assessments had not been high enough in the past to keep up with projects and that was why a special assessment was now necessary for stucco repair and painting. A Capital Plan prepared in 2021 would be used to identify the appropriate level for Capital Assessments and attempts would be made to avoid future special assessments. Clear and more frequent communication with owners was requested by several owners.

Greg Oaks asked for owners to work with the Oaks Brothers crew as there would be cost efficiencies if work could be completed in larger areas instead of moving to opposite sides of the building. The Oaks Brothers crew would be based in Gunnison during the project. Alex confirmed stucco colors would be discussed at the next Board meeting, immediately after the general meeting, and encouraged owners to participate. Alex confirmed owners would be notified of future board meetings and encouraged owners to review meeting minutes on the Toad website.

Access to the units/balconies in the building might be disrupted at certain times. Larry Oaks said a detailed schedule would be prepared and Alex confirmed he would be assisting and coordinating with short term rental agents to accommodate the schedule.

Larry Oaks confirmed three different options would be considered for the balcony floors during April. The products varied in price and Phillip Miron confirmed an estimated cost had been included in the special assessment and the Board would review the options and select based on suitability and price. Alex confirmed Toad would be available to move furniture from balconies if owners were not available. Window washing might be missed for a year or conducted after the work was completed.

Alex encouraged owners to reach out to him with any additional questions or concerns.

Bruce Joss made a motion to ratify the 2023/2024 Budget amended to include the special assessment. Susan Berkowitz seconded the motion. Alex confirmed the special assessment would be due in three installments – May 1, August 1 and October 1, 2024. Alex encouraged owners to contact him prior to those dates if payment of the special assessment would not be possible and payment plans, on a case-by-case basis, would be discussed with the Board. No veto of the amendment to the 2023/2024 Budget was presented and the motion was ratified.

Alex explained owners could pay via the AppFolio payment software. Payment by check, payable to The Plaza at Wood Creek Condominium Association, or credit card would be acceptable. Alex said additional credit card charges would apply and Alex encouraged owners to review the AppFolio payment settings to ensure debits were made on the owners preferred date and amount. Invoices would be sent via the AppFolio software.

Alex confirmed the annual meeting would be held on August 2, 2024 at 9:00 a.m. (Mountain Time) and owners could participate in person or via Zoom. Refreshments would be provided after the meeting.

Phillip Miron thanked owners for participating in the meeting, thanked the Board for their careful consideration of the project and thanked Alex and Toad for their assistance.

At 10:36 a.m. Allen David made a motion to adjourn the meeting. Kim Hansen seconded the motion and it was unanimously approved.

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Prepared by Rob Harper, Toad Property Management