

THE PLAZA AT WOOD CREEK
MEETING OF THE BOARD OF DIRECTORS
August 15, 2025
10:00 A.M.
CRESTED BUTTE & VIA ZOOM

Present: Allen David
Scott Richards
Kevin Atkinson
Phillip Miron
Alex Summerfelt, Toad Property Management
Collin Schuhmacher, Toad Property Management

Kevin called the meeting to order at 10:11 a.m. Alex confirmed there was not a quorum until an additional Board member joined the meeting.

Alex explained watering had been increased for the flowers. Alex said he was still waiting for two painting bids, four bids would be considered for the interior painting. The Interior Designers were preparing a plan. Approximately \$105,000 was anticipated as the cost for work in the common areas. Designs and options for the work had been shared with the Board.

Alex Haler, Traverse Hospitality, would be moving into the old Toad office space. Alex asked for a small budget to prepare the new Toad office space and Alex would provide an estimate of the cost.

Alex said Toad and Bart Laemmel continued to investigate and test the roof membrane. Some of the work would be covered under warranty. Once that was completed the Viking coat would be applied and bids for the work were being requested. Heat tape might be an option for the future.

Alex explained Alpha Mechanical had submitted a bid, approximately \$1,000, for the repair of the steam room. Owners had suggested an Infrared Sauna be installed.

A bid for glass repair, approximately \$830, in a unit had been obtained from Crested Butte Glass. It was generally agreed the work needed to be completed.

Phillip joined the meeting at 10:40 a.m. and a quorum was confirmed.

Allen made a motion to approve the minutes of the July 18, 2025 and August 1, 2025 meetings. Kevin seconded the motion and it was unanimously approved.

Alex agreed to obtain an estimate for an Infrared Sauna to be installed and Alex would tell Alpha Mechanical to delay the work on the Steam Room.

Prior to the meeting a Maintenance Spreadsheet had been circulated to the Board for review. The Housekeeping Spreadsheet was being prepared. Review of the spreadsheets would continue.

Alex confirmed a survey would be sent to owners regarding cable television, mail room/yoga studio, coffee area and interior design concepts. Alex said the Interior Designer had divided the common areas into 7 areas and they anticipated each area costing approximately \$15,000. The designs

would need to be narrowed down and owner input requested. Alex said the Interior Designers wanted to change the railings for the lower staircase. After discussion three designs were selected to send to all owners for review. Alex agreed to finalize the survey and send to owners.

Allen made a motion to accept the Crested Butte Glass estimate #7129 for the replacement of damaged glass in one of the units. Scott seconded the motion and it was approved by a majority. The glass had been damaged by the maintenance crew several years earlier when grass was being cut.

At the annual meeting the location of the Mail Room had been discussed. Some small improvements to the existing Mail Room were discussed. Other locations were also considered and would be discussed at future meetings. The Interior Designers would be asked for input.

The Lease with Alex Haler and Traverse Hospitality would be finalized. A start date of September 1, 2025 was being considered.

Alex said Toad could put an employee into Unit 2 and that employee would be responsible for maintenance in the building. The Board needed more time to discuss and review the maintenance spreadsheet.

Kevin said the entry landscaping at The Villas looked great and suggested a similar wildflower look for the Plaza.

At 11:31 a.m. Allen made a motion to enter Executive Session to discuss topics in accordance with C.R.S. Section 38-33.3-308(4). Phillip seconded the motion and it was approved by a majority.

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

Phillip confirmed the contract with Xstream Internet had been signed and installation would be in the Fall.

Replacement of electrical panels was discussed. Phillip made a motion to engage David Firmin to review special assessments to cover the replacement cost of electrical panels in units if owners did not have the work completed. Allen seconded the motion and it was approved by a majority.

At 12:10 p.m. Allen made a motion to adjourn the meeting. Kevin seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management