

**THE PLAZA AT WOOD CREEK
MEETING OF THE BOARD OF DIRECTORS
JULY 31, 2024
10:00 A.M.
CRESTED BUTTE & VIA ZOOM**

Present: Allen David
Scott Richards
Linda Englehard
Phillip Miron
Alex Summerfelt, Toad Property Management
Bart Laemmel, B2 Building Science

Allen called the meeting to order at 10:11 a.m. and Alex confirmed there was a quorum. Notice of the meeting had been sent out on July 23, 2024.

Linda made a motion to approve the minutes of the July 19, 2024 meeting. Allen seconded the motion and it was unanimously approved.

Alex confirmed tidy-up and touch-up work had started on the exterior of the building and the exterior of the building was finishing on schedule. Bart said he had met with the Oaks Brothers team to review work and had provided some comments to address. Balconies had been inspected and the scope of work for each balcony had been identified. Access to some of the units would be necessary to complete the inspection and work as the boom lift could not be used in those areas. Alex agreed to work with Bart to schedule that work. Bart said he would continue to inspect and identify issues to address. Bart suggested replacing the exterior light fixtures in the future and said attempts were being made to clean up the existing fixtures. Alex confirmed touch up paint would be stored in the building.

Bart said the metal flashing along the front of the building required some additional work. Future concrete work would need to meet the underneath of the metal flashing. Some additional flashing work might be necessary in other parts of the building.

Bart explained at least 10 - 15 balconies would require attention prior to the Winter. Other balconies would require attention in the future and after the next round of inspections there might be another 5 – 10 balconies requiring immediate attention. Bart said work on each balcony would be spread over a week as the product would need to be applied in several layers.

After discussion it was agreed Oaks Brothers would be asked to complete the worst 10 balconies in 2024. After the Winter the balconies would be inspected and additional balconies would be completed if the product had held up well. Temporary repairs on the walkways would be completed in 2024 and a more permanent solution applied in 2025.

Bart would confirm the 10 or 12 balconies which required immediate attention.

Heidi at Mountain Surfaces provided carpet tile samples. A selection (#4) was made for the commercial carpet tile.

Scott expressed concern about the luggage carts. Alex confirmed the crew would be cleaning and repairing the carts. If new carts were purchased all carts would be low enough to be used in the garage. Modifications to lower the height of the existing luggage carts would be investigated.

Some capital projects would be conducted in 2025 or 2026 subject to funds being available. The Capital Plan would be reviewed and discussed at a future meeting.

Alex confirmed electrical panels, fireplaces and grills would be discussed briefly at the annual meeting. Insurance companies would be inspecting all those items in the future and changes might be necessary.

Alex said he would speak about owner parking passes at the annual meeting. Alex said he would check if the Association had two parking boots and also review current State regulations for booting.

Alex confirmed short term rental managers had been invited to the lunch after the annual meeting.

At 11:38 a.m. Allen made a motion to go into Executive Session to discuss legal matters. Scott seconded the motion and it was unanimously approved.

At 11:58 a.m. Allen made a motion to leave Executive Session. Linda seconded the motion and it was unanimously approved.

At 11:59 a.m. Allen made a motion to adjourn the meeting. Linda seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management