

**THE PLAZA AT WOOD CREEK**  
**MEETING OF THE BOARD OF DIRECTORS**  
**June 20, 2025**  
**10:00 A.M.**  
**CRESTED BUTTE & VIA ZOOM**

Present: Phillip Miron  
Scott Richards  
Shay Williams  
Alex Summerfelt, Toad Property Management

Alex introduced Nadim Tannous and Alex Haler of Traverse Hospitality. Alex explained they were interested in renting the office space behind the old front desk and two storage units for housekeeping needs. Nadim and Alex explained their operation and confirmed guests at other properties would not be checking in at the Plaza and the spaces would just be used as office or storage.

Alex explained Pro Clean utilized a housekeeping space in the building and Pro Clean had indicated an interest in renting space on a more permanent basis and making some improvements. Pro Clean did not currently use the laundry machines and only used the existing space for Plaza needs. Alex said he could produce a simple plan showing the space and proposed improvements.

Alex said more information would be provided about potential Commercial rental opportunities.

Alex said the Game Shop, Story Weaver, based in Gunnison wanted to rent the conference room once a month, 6 p.m. to 11 p.m. Alex explained they had used the space twice and participants had parked in the neighboring dirt lot. Alex explained he would provide information to the Board. It did not appear as if noise would be an issue for the board and card game evenings but the events could be closed down if a complaint was received.

At 10:55 a.m. Scott called the meeting to order. Alex confirmed a quorum and said notice of the meeting had been sent to all owners on July 16<sup>th</sup>.

Phillip said he had provided comments to Xstream Internet about the Internet Service Agreement but had not heard back from them regarding those changes. The switch from Spectrum to Xstream would probably occur in the Fall.

Alex agreed to have the sand boxes/trash cans removed from the upper decks during the Summer months. Alex confirmed new boxes had been ordered for the Winter which would look less like trash cans. Alex said he would review the Toad hours for May and also remind the Pro Clean crew that they were responsible for sweeping upper level walkways as part of their normal hours.

Alex agreed to research availability of flower baskets and email the Board with the cost and an estimate of the cost to water for the Summer. Phillip suggested a fixed price for watering flower baskets and Alex agreed to ask if Toad would be willing to provide that. Alex explained the two landscaping had been slow to respond and provide additional information. Two additional landscaping companies had been contacted to provide a bid for irrigation and landscaping. Concern was expressed about how bad the current landscaping looked and the need to get work completed quickly.

Old wooden flower boxes had been removed and the landscaping companies had been asked to provide bids. Shay suggested flower troughs from Amazon and Toad planting was an option. Alex agreed to research and email some options.

Alex confirmed a new stand had been ordered for the bike wash area. Alex said he continued to work on having bikes removed from the storage area. Alex explained he had also contacted Vail employees and three bikes had been removed. Owners would be given until the annual meeting to remove bikes and then one more reminder prior to the unclaimed bikes being removed from the storage area.

Fab Logic could not start the metal work around the hot tub until late June. It was agreed to delay the work until mid to late August and avoid the work being underway during the busiest part of Summer. The work would be coordinated with the company providing the locking mechanism on the gate.

Bart Laemmel had prepared a roofing report which included identification of the water pooling areas. Bart had recommended addressing the pooling areas as part of any proposal for a 5 year top coat on the roof. Alex stressed the need to have the work completed prior to the Winter. Board members would review Bart Laemmel's report prior to the next meeting and Alex would obtain some estimates for the work. The original roofing contractor would complete some repairs under warranty.

Larry Oaks had not provided a date for work on the landings near the North stack of elevators. That work had already been paid for. Bart Laemmel said there were other methods and products to be considered for the balconies which might be less expensive than the Neo Guard option. The high priority balconies had already been addressed.

Alex said he was researching options for heating mats on the upper level walkways. Precise Painting would be providing a bid for flooring.

Alex said he would be working with Linda on the draft Budget. Alex confirmed the new payment plans on delinquent dues were being met. The Collection Policy was being followed.

Shay confirmed information for an Interior Designer would be shared with Alex.

At 11:42 p.m. Phillip made a motion to adjourn the meeting. Shay seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management