

**THE PLAZA AT WOOD CREEK  
MEETING OF THE BOARD OF DIRECTORS  
May 23, 2025  
10:00 A.M.  
CRESTED BUTTE & VIA ZOOM**

Present: Linda Englehard  
Scott Richards  
Kevin Atkinson  
Allen David  
Alex Summerfelt, Toad Property Management  
Bayliss Baker, Toad Property Management

It was agreed the downstairs hot tub would open at 8 a.m. Hot tub closing would be 10 p.m.

It was agreed window washing would be performed just once a year, in the Spring. Alex said he would reach out to Crystal Clear Window Washing to let them know.

Bayliss said CB Waterworks estimated \$13,000 for the installation of an in-ground irrigation system in three Sectors. The Town had confirmed water could be pumped from the Creek.

At 10:23 a.m. Scott called the meeting to order and Alex confirmed a quorum.

Town would not maintain the snow storage area on Gothic Road. Alex said wildflower seed had been spread in the area. Town approval would be required for the installation of any underground irrigation system but the above ground hose could continue to be used.

The planters would be replaced, except for the triangular planter which would remain. The planters were not watered.

Wildflower seed had been added along the river bank. Terracing the bank would be discussed at future meetings.

Alex confirmed written bids would be circulated to the Board as they were received.

Alex said the Ironhorse deck and the stairways to the garage would be inspected as part of the next Capital Plan update.

Alex explained a bid had been obtained from Fab Logic LLC for adding a gate at the upper level hot tub, increasing the height of the fence and adding an automatic lock. The improvements would meet insurance company requirements and it would not be necessary for Toad to lock the hot tub each night. The cost would be approximately \$13,210 for the work and it would take approximately 2 years to match the labor cost to close the hot tub each night. A different bid for a full replacement of footers, fencing and gate was \$51,460.

The hot tub would have to close for some of the time during the work. Concern was expressed about the work occurring between July 4<sup>th</sup> and the end of August.

Kevin made a motion to accept the Fab Logic LLC bid for \$13,210. Scott seconded the motion and it was unanimously approved. Alex said he would reach out to Fab Logic and confirm a possible start date for the work.

Alex said Phillip would be reviewing the Xstream contract. Once Phillip completed his review it would be sent to the Board for a final review prior to signing the contract. A bulk TV package could be easily added in the future.

A draft Capital Plan Worksheet had been circulated with the Board. Toad would not be willing to perform the concrete sidewalk work and Steadfast Flooring would be providing a proposal. Another contractor had provided a bid of approximately \$80,000 for an Armorproxy Product. After discussion it was suggested the project be considered for Spring/Summer 2026.

Alex explained Tiger Electric estimated \$229,484 for the electrical panel replacement. A Denver company would provide a bid and Ben Fury was expected to also provide a bid.

Alex said Bayliss continued to check the Marketplace for exercise room equipment. A rowing machine, a treadmill and a bench/dumbbell set had already been obtained. The flooring had been received and Alex suggested removing the wall, installing the flooring and equipment and leaving the finishing of the walls until a later date.

A bid from Steadfast Flooring for the remaining balconies was being obtained. Alex suggested having the work performed on 4 balconies each year. Some balconies just needed sealing and some would also need resloping. The balconies would be inspected each year.

Alex said Shay would be meeting with a designer to discuss interior common area improvements, including lighting options. When scaffolding was in place for painting Allen suggested cleaning ductwork and beams.

A bid of \$68,020 had been obtained for the resurfacing of the atrium walkways. Steadfast Flooring would be providing a second bid. Work would not be a 2025 project.

Alex said CB Hot Tubs would perform up to 5 hours work on the steam machine in an attempt to make a repair which might keep the steam room operating for a few more years. Replacement of the steam machine would be approximately \$12,000 and it would need to be a 2025 project.

The Capital Planning Worksheet would be updated as new information was available. Allen made a motion to approve the Capital Plan as presented at the meeting. Kevin seconded the motion and it was unanimously approved.

Prior to the meeting the style of signage had been agreed. It was generally agreed the Timberwolf/Brown color with white lettering would be the preferred color. Bayliss agreed to proof signage for the elevator. The Short Term Rental Welcome Letter would be displayed at the desk in the lobby but not hanging on a wall. Bayliss agreed to research options. A list of short term rental management companies with contact information would also be available in a binder which could be easily updated.

Bayliss agreed to finalize signage and confirm the number of each sign. The Board could approve by email so the signage could be ordered as soon as possible.

In the Porte Cochere a moveable 20 minute parking sign would continue to be used as signage on the building would not be as visible. Bayliss agreed to research Caution signs in the same colors as other signs instead of yellow and black. The permit parking signage in the parking garage did not need to match the other signage. Contractors would be directed to park along the west side of the building. Signage was not required as that needed to be communicated with all contractors. Bayliss said he would research options to attach signage to the walls. Alex confirmed the gravel bins would be changed so they would not be mistaken for a trash can.

At 11:40 a.m. Allen made a motion to adjourn the meeting. Kevin seconded the motion and it was unanimously approved.

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Rob Harper, Toad Property Management