

THE PLAZA AT WOOD CREEK
MEETING OF THE BOARD OF DIRECTORS
September 25, 2025
10:00 A.M.
CRESTED BUTTE & VIA ZOOM

Present: Allen David
Scott Richards
Linda Englehard
Shay Williams
Phillip Miron
Alex Summerfelt, Toad Property Management
Trish & Katie, Lupine Design

The interior design company, Lupine, provided a presentation on the interior design proposals. Trish & Katie introduced themselves.

Katie explained the “Elevated Rustic” design inspiration which had been selected by the Board.

Trish recommended Contract Grade Furniture for the common areas despite the higher cost. A 2 year warranty would probably be provided on the furniture.

Trish said a metal art installation was recommended for the lobby. The art installation could be moved each year and replaced with a Christmas tree. The contractor of the artwork was Gunnison based. Concern was expressed that the art installation in the lobby might be too large and block clear sight of the entrance doors. Katie explained three seating areas were recommended without obstructing the flow of the lobby. The electrical plan would need to be approved by an electrician. The layout, with dimensions marked, would be provided. Sound dampening would be on the ceiling in the lobby.

A separate seating area would be near the old Reception Desk together with a slide show television. At the top of the staircase there would be an art installation of a chairlift/Aspen trees.

A game area was proposed for the lower level, a pool table and seating/game tables. A banquette with tables/chairs would be against the large wall. Large light fixtures would break up the wall. Art installations for the wall space could be considered.

A fireplace lounge was proposed including art work near the hot tub. Fabric of furniture needed to be waterproof as people waited after the hot tub.

A quiet lounge and south entrance would include suspended acoustic ceiling baffles. A desk and two chairs would be near the elevator. Trish and Katie agreed to check if the acoustic ceiling baffles would work with the current fire suppression system. No decorative suspended lighting was currently proposed for the space and Trish and Katie agreed to research.

Outside the conference area a small library/study was proposed. Seating, tables and bookshelves.

The East Entrance would include seating areas and a couple of bell carts. The bell carts would be sturdy and weather proof if left outside.

Small upgrades would be made to the Bathrooms and walls painted. Indoor/outdoor sconces by all unit front doors would be installed. Painting would need to occur prior to the installation of the sconces.

The West Deck space, visible from Gothic Road, would have artwork and plants. Concern was expressed about watering and the Aspen tree artwork could be considered for that space.

Katie explained the proposed colors would be walls and ceilings in Amazing Gray, stone walls, railings and baseboard/doors in Porpoise and railing caps in Caviar Black.

At the present time the railings throughout the building would be painted. The large stairwell would be temporary until railings for that area could be upgraded.

Trish explained the cost would be approximately \$270,000 for art, furniture and lighting. Once a budget was provided the project could be adjusted or staged. Interior Design work would probably be \$10,000. A copy of the presentation would be sent to Toad. Trish and Katie left the meeting.

At 11:09 a.m. Scott called the meeting to order. Alex confirmed notice of the meeting had been sent on September 23, 2025 and there was a quorum.

Alex confirmed two additional electrical engineers would inspect the building. The replacement of electrical panels would probably be a Spring project. Insurance renewal rates would be known soon. If fireplaces were converted to electric Alex agreed to check if the current electrical system would support all units converting to electric fireplaces.

Alex said Tiger Electric would not be willing to work on the electrical remodel work without having the contract for the electrical panel replacement. CB Electric were too busy for the remodel lighting work. Alex said he would continue to research options.

Alex explained demolishing the old front desk would expose different carpet tiles and the lobby carpet tiles were discontinued.

Alex explained the Precise Painting bid had been updated with additional work. The revised bid was approximately \$130,000. The roofing bids were for approximately \$18,000 for sloping work or \$119,000 for the Viking roofing quote together with the sloping work. Lupine's proposal for the interior was approximately \$270,000. In addition there was the electrical work to be completed on the panels and landscaping. Scott said sidewalk repairs and finishing the remaining balconies were a priority in his opinion.

Alex confirmed the Capital Reserve had approximately \$661,000. There was approximately \$175,168 left in the budgeted Capital expenses (included in the \$661,000 total in the bank) for 2024/2025 and \$280,000 budgeted for Capital expenses in 2025/2026.

Xtream had purchased upgraded equipment for the building and the equipment was expected to be available in approximately 4 weeks. No payments would be due until the new system was fully functional and the Spectrum contract cancelled.

It was generally agreed Oaks Brothers would not be engaged for any additional flooring work. Oaks Brothers would return to complete warranty work and correct some areas.

After discussion it was agreed to modify the Precise Painting bid and remove one item leaving a total cost of \$128,025. Linda made a motion to approve the Precise Painting bid of \$128,025.19. Shay seconded the motion and it was unanimously approved. Work on a test area would start promptly with the main work starting October 20th.

Alex said the upper level hot tub had been repaired. Work continued on the lower level hot tub.

Work would start on the carpet replacement in the elevators on October 1st.

Crested Butte Fire Protection District wanted to train in the Plaza Building on the 3rd and 4th floor. No water would be used. Shay made a motion to allow the Crested Butte Fire Protection District to conduct training in the building on October 1st. Linda seconded the motion and it was unanimously approved.

After discussion Alex agreed to request a Contract from Traverse for the laundry room rental. A six month Contract would be requested based on the Association receiving 30% of the generated revenue. Traverse paying utilities and upgrading and maintaining laundry machines. Pro Clean would be sub contracting the laundry space.

Western Slope Fire & Backflow had submitted an estimate of \$3,714.35 for work in the hot tub room. Phillip made a motion to approve the Estimate #1030 for \$3,714.35 as presented. Shay seconded the motion and it was unanimously approved.

Alex requested the purchase of a Uline cart for approximately \$1,000 for moving firewood. It was agreed the cart should be purchased.

Shay said storage areas were cluttered and needed sorting and clearing. Chris would review and prepare a list and report back to the Board.

Alex said he had experienced success with the Viking coat on flat roofs at other buildings. Details were in the Board portal.

The next meeting was scheduled for Thursday, October 2, 2025 at 10:00 a.m.

At 12:01 p.m. Shay made a motion to adjourn the meeting. Scott seconded the motion and it was unanimously approved.

Rob Harper, Toad Property Management