

HAVERLY TOWNHOMES ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, JUNE 3, 2025 – 10:00 A.M.
CRESTED BUTTE & ZOOM

Present: Emilia Dmello
Mark Trittipo
Ryan Darby, Toad Property Management

Ryan said there was not a quorum until Mark joined the meeting.

Ryan presented and explained the Management Report and said a Report, including a financial report, would be sent to Board members every month. A member of Toad, Kelly Carlson, would walk the property every two weeks and report any issues which needed to be addressed. The Association expenses were currently under budget.

Ryan said Lapis Contracting would be turning the water on for the trees. Mark explained the water meter and timer were located in Unit 1A and stressed the water needed to be on as soon as possible. Lapis (Turner) would be providing a bid for irrigation between the buildings and Toad would be cutting the grass and maintaining plants.

Mark said a lot of work had been performed in 2024 to remove Thistle at the back of the buildings and stressed the need for Toad to spray and remove Thistles as needed. Ryan said he would obtain a bid for the work.

Mark said Units 2A and 3A also had irrigation meters which had not been utilized in the past. Ryan agreed to research cost savings if those irrigation meters and accounts were cancelled. Other units did not have an outdoor spigot. Mark said he would talk to a plumber to determine cost to remove the 2A and 3A irrigation water.

Ryan said during the Toad inspections they would report personal items being stored outside the units so they items could be removed promptly.

Ryan confirmed the roof shovelling had cost \$4,400 during the Winter.

Individual unit owners would be responsible for CB South dues and CB South would be invoicing directly to owners. The 2025 Budget had included CB South dues and unit owners had received a credit for that amount.

At 10:25 a.m. the meeting ended.

Rob Harper, Toad Property Management