

**BRUSH CREEK VILLAGE TOWNHOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, JUNE 26, 2025 – 9:00 A.M.  
CRESTED BUTTE & VIA ZOOM**

Present: Hank Adams  
Steven DeLisi  
Mark Oilweiler  
Martin Spencer  
Rob Harper, Toad Property Management  
Jesse Drees, Toad Property Management

Rob called the meeting to order at 9:09 a.m. and confirmed a quorum.

A draft Budget had been drafted prior to the meeting. Rob explained Hank, Steven and Mark had volunteered to join the Board.

Rob explained it would probably be 2027 before the Association would have sufficient data on operating expenses to prepare an accurate Budget. Martin confirmed the Developers would continue to pay the insurance as new homes were completed during the next year. Also, the Developer would pay for snowplowing during the 2025/2026 Winter. Martin recommended roof snow removal be scheduled a couple of times during the Winter rather than once to reduce ice build-up.

Rob said 11 homes currently paid dues and there was approximately \$5,000 in the bank account. Martin explained 6 homes were nearing completion and the first one of those had just been put on the market. The remaining 6 homes would be completed in Summer 2026. Some irrigation work had been completed but general maintenance would be minimal.

American Family had pulled out of the homeowner association insurance market. State Farm would be approached for a proposal for the September renewal. One additional insurance company would be asked for a proposal and Rob confirmed Insurance Agents were also asked to provide estimates.

Dues were currently \$313 per unit. Martin said the Association paid for the start up and shut down of irrigation but individual owners were responsible for mowing the backyard lawns. Trash collection was also an individual owner expense.

Martin confirmed the Association would be responsible for repair of the irrigation system.

It was agreed dues would remain at the current level and the 2025/2026 Budget was approved by Martin.

The annual meeting was scheduled for July 24, 2025 at 9 a.m. At that meeting new Board members would be elected. Annual Meeting documents would be prepared and sent to all owners including Bios for the three owners volunteering for the Board.

Asphalt work would happen in September. Martin said there would be some disruption and owners would be notified of the actual dates. All areas of road base, including driveways, would be asphalt.

Rob encouraged owners to reach out to him with questions or concerns.

At 9:32 a.m. the meeting adjourned.

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Prepared by Rob Harper,  
Toad Property Management