

**BRUSH CREEK VILLAGE TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 25, 2025 – 10:00 A.M.
CRESTED BUTTE & VIA ZOOM**

Present: Martin Spencer
 Stephen Howard
 Rob Harper, Toad Property Management

Rob called the meeting to order at 10:03 a.m. and confirmed a quorum.

Rob said Section 14.2 of the Covenants explained the process for ending Declarant Control of the Association and adding new owners to the Board. Rob said it would be necessary to email owners asking for volunteers to join the Board. Martin said he could also reach out to some owners who might be interested.

The annual meeting was scheduled for July 24, 2025 at 9:00 a.m.

Concern was expressed about the cost of roof snow removal and it would be necessary to increase the budget in 2026. Martin said there was not a good location for a dumpster and owners would continue to use individual trash cans.

No regulations for short term rentals would be considered at this time. No units were currently short term renting.

Rob explained American Family, the current insurance company, would no longer be providing HOA insurance. Prior to the renewal date in September Rob would research other options. The renewal cost was unknown at this time but an increase in premiums might occur.

Martin said irrigation work would be necessary each year. Each unit had their own irrigation controls. The contractor who installed the irrigation would be available for maintenance of the system and had the information needed to enter garages to control the irrigation. Trees and shrubs had been planted and individual owners would be responsible for the maintenance of their yard.

Martin explained six units would be completed in July and the framing of two units would start in the off season. Martin explained the intent was to finish the exterior of all units, including landscaping, and then move inside in an effort to reduce the mud and disruption to other unit owners. Asphalt would occur in the Summer/Fall subject to United Companies providing an estimate.

At 10:23 a.m. Martin made a motion to adjourn. Stephen seconded the motion and it was unanimously approved.

Prepared by Rob Harper,
Toad Property Management