

**Eagles Nest Townhouses of Mt. Crested Butte
Board of Managers Meeting Minutes
September 15, 2009 6:00 p.m. MST
Conference Call - Construction Meeting**

Call to Order

Rick Grivas, Eagles Nest Association President, called the meeting to order at 6:00 p.m.

Roll Call/Establish Quorum

Board of Managers present via telephone:

Rick Grivas
Ron Warner
Susan Baber
Dan Goetz
Bob Patton

A quorum was established with 5 of 5 board members present.

Crested Butte Lodging & Property Management (CBL) staff present:

Grant Benton
Wanda Bearth

Reading and approval of past meeting minutes

The Board reviewed meeting minutes from August 3rd and 24th. Slight changes were requested and the board will review/adopt the minutes at a future meeting. CBL will send revised minutes prior to the next meeting.

Committee Reports

Architect Committee

Bob, committee chair, reported that following speaking with 5 architects that he recommends Ben White be retained for the Eagles Nest project.

Dan made the following:

Motion:	Accept Bob's recommendation and retain Ben White as the project architect.
2 nd :	Rick
Vote:	Unanimous approval

Building and Planning Committee

Roof progress: Grant sent pictures of the new siding which has been installed under the eaves. It is a different color from the existing siding (the color was selected by homeowners at the August 3rd annual meeting. Four chimneys have been wrapped in metal and their appearance is

significantly improved. Five flat roofs that have been selected to be repaired (10, 20, 23, 29 and 35) and Grant expects they'll be done in 3-4 weeks.

Drainage - Pinnacle sent a proposal for installing a drainage ditch which would re-open the existing drains and possibly alleviate water entering the crawl space by redirecting the slope of the soil. Rick, building and planning committee chair, asked Grant to get more detail from Pinnacle including how far he will excavate away from the building. CBL is awaiting additional bids.

Outside electrical replacement – Grant was notified that each of the buildings will have the power shut off for two days to accommodate each building's electrical panel replacement. CBL will write a letter to owners notifying them of the target dates for the electrical outage and related responsibilities for owners in conjunction with the power outage.

Finance Committee

Susan reported that it appears the HOA will have \$150,000 at the end of this calendar year remaining from the capital funds.

The Board discussed future assessments but an amount was not determined.

Operations Committee

Grant reported that Daryl's Home Improvements has completed the caulking of the upper windows. Dan, committee chair, asked for a list of maintenance projects to be completed by CBL. Grant had prepared a list last spring and will send an updated list to the board.

Establish Date of Next Meeting

The next meeting date is tentatively scheduled for Thursday, October 22 at noon central time.

Adjournment

Rick Grivas adjourned the meeting at 7:25 p.m.

Approved: _____
Ron Warner, Secretary (date)