

## MEETING MINUTES

**Eagle's Nest Townhouses of Mt. Crested Butte  
Scheduled BOD Meeting  
Monday, August 7, 2023  
Following the annual HOA meeting.**

### **Call to Order**

The meeting was called to order at 11:15am MDT.

### **Roll Call/Establish Quorum**

In attendance-

Anthony Perez  
Jackie Desposato  
Evans Clements  
Noah Goetz

Also in attendance, Roy Cole, Lee Rigby, and Alex Illingworth, owners/residents, and Sierra Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc (CBL)

### **Reading and Approval of Past Minutes**

The board agreed to defer the vote on meeting minutes so the new Board member may have a chance to review.

### **Election of Officers**

This year's slate of officers and term expiration:

E. Clements: President, 2025  
M. Blagden: Vice President, 2024  
J. Desposato: Secretary, 2024  
A. Perez: Director, 2025  
N. Goetz: Treasurer, 2026

### **Manager Report**

S. Bearth mentioned the apron heat outside of the 4 reporting units not working, and that CBL now has someone who can do concrete work. A cost will be shared with the board once it's received.

### **Financial Report**

One unit has not paid either half of the \$6,500 assessment billed in May. All said, the HOA is only short \$17,000 following the large repair. CBL will follow the approved collection policy for delinquent amounts.

### **Unscheduled Business**

-Short Term Rental Fee

The board agreed that the discussion surrounding the short-term rental fee was overall positive following the HOA meeting and the members discussed the next steps needing to

be taken. They discussed the amendment of the Declaration, collections, billing, rates (flat fee vs. percentage), and the means of implementing the short-term rental (STR) fee. The board agreed that the \$500 fee/short-term unit with a variable percentage rate of increase up to 7% per year based on the previous year's hot tub expenses. The board agreed to bill out for the STR fee beginning February 1<sup>st</sup>, allowing the town and owners time to renew their STR licenses for the year.

A. Perez made the following-

Motion: Approve the funding to have the attorney redraft the bylaws to allow for the charge of a short-term rental fee to short term rentals owners based at \$500 with an optional increase of up to 7% annually based on the previous year's hot tub expenses.  
2<sup>nd</sup>: None.  
Discussion: L Rigby suggested creating a policy instead of a Declaration amendment as previously recommended by the association's attorney.  
Vote: A vote was not called for the motion given the new information

E. Clements made the following-

Motion: Authorize CBL to engage the association's legal counsel, Mike O'Loughlin, to review and advise on the possibility of amending the rules and regulations or creating a policy, instead of a Declaration amendment, to give the Board of Directors the authority to levy one time or special basis fees with owner approval and without specific limitations or parameters on the type of fee.  
2<sup>nd</sup>: A. Perez  
Discussion: None.  
Vote: The motion passed unanimously.

S. Bearth discussed the punch list items following the HOA annual meeting. J. Desposato mentioned the smoking pole at lower being broken as well as parking issues. E. Clements would like an email sent to the HOA membership about smoking on balconies. Marijuana smoke has been noticed on the decks recently. The board discussed hanging consistent signage in the common area hallways pointing to the designated smoking areas. CBL agreed to hang signs in all common area hallways.

E. Clements made the following-

Motion: Hang '4 good neighbor policies' signs in all common area hallways.  
2<sup>nd</sup>: N. Goetz  
Discussion: None.  
Vote: The vote passed unanimously.

The timing of the date of the next annual meeting was discussed, but due to the fiscal year end date and state law requirements, the board is required to have a budget to review and approve before the end of the current fiscal year.

**Date of Next Board Meeting**

The date of the next meeting is set for October 17<sup>th</sup>, 2023 at 3:00pm MT.

**Adjournment**

E. Clements made the following-

Motion	Adjourn Meeting
2 <sup>nd</sup> :	A. Perez
Discussion:	None
Vote:	The motion passed unanimously.

The meeting was adjourned at 12:19pm MDT.

DRAFT