

Eagles Nest Townhouses of Mt. Crested Butte
Annual Homeowners Meeting
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, CO
Monday, August 3, 2015
9:00 a.m. (MDT)

Call to Order

At the request of the HOA President, Rick Grivas, the meeting was called to order by Joseph Stembridge, HOA Secretary at 9:08 a.m.

Proof of Notice

A copy of the notice, dated June 26, 2015, was included in the packet.

Roll Call/Establish Quorum

Unit	Owner Attending/Represented	In Attendance	Proxy to-
2	James and Judith Gibbs	In person	
3	Sammy Nagem	In person	
4	Claire Conner	In person	
5	Dr. A Pinkerton	Proxy	Rick Grivas
7	Dr. Charles and Linda Jennett	In person	
8	Sylvia Mitchell	Proxy	Rick Grivas
9	Monique Patton	In person	
10	EN 10 LLC, Kevin & Monique Calhoun	Proxy	Rick Grivas
12	Michael & Dorothy Lowenthal	Proxy	Rick Grivas
13	Stephen Harbula	By phone	
14	Richard Cook (BOD Director)	By phone	
17	Joseph Stembridge (Secretary)	In person	
18	Roy Pitcock	In person	
20	Ferguson and Tata	Proxy	Grant Benton
21	James Breen	By phone	
25	Albert Neroni	In person	
26	Ann Sharkey (BOD Director)	In person	
27	Dan & Laurie Goetz	Proxy	Rick Grivas
28	Rick Grivas (President)	By phone	
29	Michael and Nicole Blagdon	Proxy	Ann Sharkey
30	Patrick Johnson (Treasurer)	By phone	
32	Kari Sewell	By phone	
33	Steven and Susan Murphy	Proxy	Joseph Stembridge
34	William and Nancy Ignatow	Proxy	Ann Sharkey
35	Steves Brothers	Proxy	Rick Grivas
36	Steves Brothers	Proxy	Rick Grivas
37	Topham Family Trust	Proxy	Ann Sharkey
38	John and Janice Clark	Proxy	Rick Grivas
39	David and Jacqueline Desposato	In person	
A	Eagles Nest HOA	Proxy	Rick Grivas
B	Eagles Nest HOA	Proxy	Rick Grivas

A quorum was established with a majority of the owners in attendance or represented by proxy. Also in attendance-Wanda Bearth, Grant Benton and Lee Friedman of Crested Butte Lodging & Property Management (CBL)

Reading and Approval of Past Meeting Minutes

R Pitcock made the following-

- | | |
|-------------------|---|
| Motion: | Waive formal reading of the August 4, 2014, minutes and approve as submitted by CBL |
| 2 nd : | J Gibbs |
| Vote: | Unanimous approval |

Reports

Manager's Report

Along with the standard repairs and upkeep such as plowing, hot tub repairs / chemical testing, and common cleaning, there were a number of other tasks completed by Crested Butte Lodging & Property Management (CBL). Some of the larger projects are listed below:

- Snow from the roofs above forced us to remove the TV cable boxes and run the TV cable behind the siding. We then covered the siding with similar product – this will protect TV cable going forward.
- We replaced the older plywood with newer as needed and painted – the plywood is to protect the lower unit windows located in the back of the buildings during heavy snow years.
- Per the EN Board, CBL installed locks on all crawl space doors. Please remember that the crawl space under your unit is HOA space, and now that we have radon vapor barrier and equipment in the crawls we need to protect that area.
- Since the HOA was updating the 2 apartments CBL updated the TV cable feed for each apartment.
- We had receptacles installed in each common hallway for cleaning equipment power. These outlets are tied to the HOAs power meter and not intended for unit owner's use.
- The Town of Mount Crested Butte has come down hard on CBL and all other property managers about spraying/removing noxious weeds on all properties on the mountain. We've pulled, sprayed and cut the weeds as appropriate. Scentsless chamomile and thistle are abundant on the property.
- Per the EN Board we updated some of the flooring, painted as needed, and did a general update on the interiors of both apartments.
- CBL hired a local welder to do repairs on the upper and lower guard rails.
- Because of all the rain (and mud) in the spring and continuing throughout summer CBL will steam clean all common hallway stairs after Labor Day.
- Performed our annual chimney inspection and cleaning.
- The upper and lower driveway has been seal coated.
- CBL replaced all smoke and Carbon Monoxide detector batteries in common areas. REMINDER: If you rent your condo short term or long term or before you sell your condo you need to follow Colorado state law when it comes to Smoke/CO detectors.
- Please check on the Eagles Nest website for updates on Capital work, Rules and Regulation updates, etc... A reminder to tell your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, and other fun stuff on the Eagles Nest website:
www.eaglesnestcb.org

Financial Report-W Bearth reviewed the audited prior year's financial statement with the group and reminded that it is also available on the HOA's website. She reported that the current year's regular operating expenses are running under budget by \$24,721.80 but the fiscal year is forecast to end with a deficit of over \$200,000 due to the timing of the collection of special assessments and payment to contractors. R Grivas noted that we anticipate \$50,000 in excess revenues from the special project and owners would be able to whether to refund that to owners or utilize it toward future capital expenses.

Old Business

2015 Project Progress-The upper area is complete, except for the installation of the gate on the hot tub entrance. The lower level work is still in progress, with the interior room off the hot tub to be refurbed, stairs to be completed to the employee housing and several punch list items. The drip edge off the new back side roofs will be installed this fall.

New Business

Excess Income Resolution

A Sharkey made the following-

Motion:	Reallocate any remaining dollars from the special project to the capital reserve fund, upon completion of this year's work
2 nd :	M Patton
Vote:	Unanimous approval

Future Capital Improvements-R Grivas led a discussion regarding future work. Items to be considered for inclusion in the capital plan in the coming year include: painting or replacing the guard rails and painting the iron retaining wall supports, mud jacking some of the garage floors, painting the shared hallways, replacement of the carpet and light, resealing the back windows and parking lot maintenance. The Board will amend the capital plan at a future meeting and send it to homeowners.

Members Open Forum

Unit 39 has a leak from the roof into the master bedroom. A roofer has been contacted to perform repairs.

There were some noise and smoking complaints from owners on the upper level. Management will contact the property manager that long-term rents the units and the Board may consider a rule to address smoking on decks that is impacting other units.

Election of Board of Directors

J Stembridge requested volunteers to serve on the Board of Directors. A Sharkey is not able to accept another term. R Cook expressed interest in continuing with another term and J Desposato agreed to accept a nomination.

A Sharkey made the following-

Motion:	Nominate Richard Cook and Jacqueline Desposato to a 3 year term on the Board of Directors
2 nd :	L Jennett
Vote:	Unanimous approval

The Board and term expiration dates

Richard Cook, 2018

Jacqueline Desposato, 2018

Rick Grivas, 2017

Patrick Johnson, 2017

Joseph Stembridge, 2016

The officers will be elected by the Board at their next meeting.

Establish Date of Next Meeting

At the request of several homeowners, a survey will be sent to determine if Saturday may be a preferable meeting day. The Board will amend the bylaws to suit the majority.

Adjournment

J Stembridge adjourned the meeting at 11:00 a.m.