

## Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte  
Board of Directors Meeting  
Conference Call  
August 5, 2024

### Call to Order

E Clements called the meeting to order at 11:27am MT.

### Roll Call/Establish Quorum

In attendance –

Evans Clements  
Jackie Desposato  
Mike Blagden  
Anthony Perez  
Noah Goetz

A quorum was established with all 5 Board members in attendance.

Also in attendance, Sierra Bearth and Michael Geheb, Crested Butte Lodging & Property Management staff (CBL), and Sunny Mays and Lee Rigby, Eagles Nest Owners.

### Election of Officers

M Blagden made the following-

Motion: Elect the same slate of officers as last year  
2<sup>nd</sup>: N Goetz  
Discussion: The Board complimented E Clements in running the meeting as president  
Vote: Unanimous approval

### Reading and Approval of Past Minutes

July 9, 2024

A Perez made the following-

Motion: Waive the formal reading of the July 9, 2024 meeting minutes and approve as drafted  
2<sup>nd</sup>: E Clements  
Discussion: None  
Vote: Unanimous approval

### Reports

#### Manager's Report

S Bearth informed the Board that the crew has found water heaters from the 90's when inspecting the manometers, and that's why this item made it on the manager's report. Nothing further was added.

### Financial Report – A/R

S Bearth reported that no Board action was required at this time, but the Board will review A/R again in the next financial statement.

### **Old Business**

#### EN36 Damage and Repair Report Update – Pending

CBL will reach out to Pinnacle to complete the paint on this repair. If the paint is not completed in the next couple of weeks, CBL will ensure it's painted before winter.

### **New Business**

#### Annual Meeting Follow Up & Discussion

S Bearth shared that an owner emailed presenting the idea of separating upper and lower into separate associations. The Board discussed this idea noting it would likely cause more harm than benefit with insurance, trash, and legal fees required to take on such a project. The Board does not want to pursue this idea, but would like to encourage participation from upper level members. They will also make sure that upper eagles nest plowing is prioritized by the plow contractor next winter due to the difficult nature of the driveway.

#### Capital Plan Tracking

##### Roof Repair – Chimney Leaks

S Bearth noted this repair has been completed and came in under budget. The Board mentioned the rough conditions noted in the photos.

##### Hot Tub Replacement – Upper

*Pending*

##### Parking Lot Maintenance

*Pending*

##### Scrape & Repaint Deck Joists

The CBL crew has scrapped 5 deck joists and they are currently drying out. The joists will be re-painted this summer.

##### Install Roof Vents

*Pending*

##### SGM to Reinspect Retaining Wall Replacement

*Pending*

### **Unscheduled Business**

The Board discussed communication with the owners and noted that they would like the annual meeting to be renamed “annual meeting and election” so owners are reminded there is a Board election each year. They also will note at the end of each Board meeting any topics or results that should be immediately shared with owners.

**Establish Next Meeting Date**

J Desposato made the following –

Motion: Hold the next Board meeting on Tuesday, December 3<sup>rd</sup>, 2024 at  
3pm MT  
2<sup>nd</sup>: N Goetz  
Vote: Unanimous approval

**Adjournment**

A Perez made the following –

Motion: Adjourn the meeting  
2<sup>nd</sup>: J Desposato  
Vote: Unanimous approval  
The meeting was adjourned at 12:12pm MT.