

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte

Quarterly Board of Directors Meeting

May 20th, 2020 ~ 6pm MDT

Call to Order

Richard Cook called the meeting to order at 6:05pm MDT.

Roll Call/Establish Quorum

In attendance –

Richard Cook

Jackie Desposato

Evans Clements

Joe Stembridge

Patrick Johnson

A quorum was established with 5 Board members in attendance.

Also in attendance, Wanda Bearth, Grant Benton and Sierra Bearth, Crested Butte Lodging Staff (CBL).

Reading and Approval of Past Minutes

February 19th, 2020

E Clements made the following –

Motion: Waive the formal reading of the February 19th, 2020 meeting minutes and approve as drafted by CBL

2nd: P Johnson

Discussion: None

Vote: Unanimous approval

Reports

Manager's Report

G Benton reported an insurance audit was completed recently. CBL will share the feedback with the Board.

Financial Report

S Bearth reported that year to date the association is under budget on operating expenses by nearly \$25,000 and the accounts receivable is in good standing.

Property Update

G Benton reminded the Board the lower sauna is still non-operational.

Sauna Replacement Bid for Lower

The Board would like to consider saunas that are tamper proof or options that could make it more difficult to damage. They would also like information on exterior controls for the sauna.

Old Business

Engineering Proposal / Garage Update

G Benton reported that there is \$15,000 budgeted for SGM and Ceasare water project. G Benton informed the Board that all garages were inspected and tested and an engineer is evaluating the results. W Bearth reported there are a few hallways that have staining on the common hall carpet from water leaking in from the garage. The Board would like to add a threshold to a garage door to see if it can direct water away from the common hall.

10 Year Plan

R Cook made the following –

- Motion: Defer the parking lot maintenance to fiscal year 2021
- 2nd: E Clements
- Discussion: There is expected to be less traffic this year
- Vote: Unanimous approval

New Business

CBL disclosed the protocols we will be taking to safely open the hot tub. The Board would like to open the hot tub around mid-June.

Annual HOA Meeting Date and Method of Hosting

E Clements made the following –

- Motion: Hold the next annual homeowner’s meeting via Zoom on August 3rd, 2020 at 9am MDT.
- 2nd: J Desposato
- Discussion: W Bearth informed there might still be group restrictions in the county that would make it difficult to host a meeting
- Vote: Unanimous approval

Establish Date of Next Meeting

The next Board meeting will be held on July 22nd, 2020 at 6pm MDT via Zoom.

Adjournment

R Cook adjourned the meeting at 7:03pm MDT.