

**Eagle's Nest Condominium
Board Of Manager's Meeting
Monday, August 7, 2006, 12:00 PM MDT
Three Seasons Conference Room
Mt Crested Butte, Colorado**

Call to Order

The meeting was called to order by Rick Morrison, Vice President, at 12:40 p.m.

Proof of Notice

Proof of Notice was mailed June 9, 2006, which was 59 days prior to the scheduled, meeting date.

Roll Call/Establish Quorum

Members present: Ron Warner
 Bob Patton
 Rick Morrison
 Jim Szalankiewicz
 Gary Garret

A quorum was established with five members present.

Management Company Present: Kathy Morgan
 Wanda Bearth
 Paula Dietrich
 Kendall Collins

Reports

The reports given previously in the earlier HOA meeting were incorporated into the Board of Managers meeting.

Election of Officers for Board of Managers

Bob Patton made the following:

 Motion: Bob nominated Rick Morrison to serve in the capacity as President
 2nd: Gary Garret
 Vote: Unanimous Approval

Gary Garret made the following:

 Motion: Gary nominated Bob Patton to serve in the capacity of Vice President
 2nd: Ron Warner
 Vote: Unanimous Approval

Jim Szalankiewicz made the following:

 Motion: Jim nominated Ron Warner to serve as Secretary
 2nd: Rick Morrison Seconded
 Vote: Unanimous Approval

 President Rick Morrison
 Vice-President Bob Patton
 Secretary Ron Warner
 Manager Jim Szalankiewicz
 Manager Gary Garrett

Reading and Approval of Past Minutes

Bob Patton asked that the annual meeting date in Article III, Section 1, be corrected to read "first Monday following the Festival of the Arts in August". And also requested that the words 'or telephone' be included in Article III, Section 4, A majority of the members of the corporation.....in person or by proxy **or telephone** at any annual or special meeting...

Rick Morrison made the following:

Motion: To dispense with the reading of the minutes and approve them with the two corrections that were noted by Bob Patton

2nd: Ron Warner

Vote: Unanimous Approval

Old Business

None

New Business

Driveway: SealCo, VB Asphalt and McDonald Asphalt bids were reviewed. Sealco and MAC's bids were the most comparable. VB's bid was the highest, quoting a different scope of work. Concrete, as an alternate, was discussed.

Jim Szalankiewicz made the following:

Motion: Award Sealco the asphalt bid

2nd: Bob Patton seconded

Vote: Unanimous Approval

Guard Railings: The board discussed alternate railing materials.

Rick Morrison directed management to repair the existing railing and use boulders in areas where the railing has been removed and research replacement options. The board further directed management NOT to paint the guard railings.

Garage doors and concrete aprons: Water is collecting inside garages. Gary Garrett is going to experiment with a new threshold on his door. Rick directed Kathy to speak to the company that poured the concrete regarding solutions.

Rick Morrison made the following:

Motion: Paint the garage doors, as needed

2nd: Gary Garret

Vote: Unanimous Approval

Siding: General consensus is that the association should avoid the offer to repaint the siding, as that may void the original warranty. Rick suggested management approach this from a sales standpoint, and ask the Mountaineer Square Developer to weigh in on the situation.

Deck Membranes-Unit number 3 will serve as the test unit for the new product that will repair the membrane at a cost of approximately \$2000.

Stucco-Management is in receipt of a bid for repair of the stucco repair, with a number of options. The BOM decided to postpone the stucco project repair until the Capital Reserve fund has accumulated funding to cover the repair, although the new construction finishing on the upper hot tub will proceed now and be covered as a regular maintenance item. Alternate materials will be considered to repair the stucco at the base of the buildings and the chimney stacks.

Shower areas in the hot tub-the question is whether to keep or completely remove the existing showers. This item will be added to the list asking homeowners to prioritize.

Employee units-Concerns about the work in exchange for rent were raised. Crested Butte Lodging will return with a proposal.

Gary offered to draft an update of current concerns and pending projects. Homeowners will be asked to prioritize the following future projects:

1. Driveway/Asphalt permanent repair (replacement)
2. Guard railing repair
3. Concrete slope in front of garages
4. Deck membranes
5. Stucco repair
6. Shower removal-repair

Included in the communication to homeowners, the BOM will advise owners of the current state of the following concerns:

1. Garbage-the hot tub closers will place trash into the dumpster. Owners will be advised to call the front desk should they deem the problem isn't being addressed
2. Hot tub-state of completion
3. Internet access proposals
4. Concrete next to the upper hot tub
5. Creation of homeowners website
6. Hardy Board warranty issue
7. Research on roof coating
8. Employee unit
9. Interior insurance adequacy
10. Landscaping

Management Agreement and Budget Review

Ron Warner asked that management send monthly financials to the following email address.

pattonri@aol.com ronwarner@aol.com ggarrett@houston.rr.com morsre@aol.com

Kathy Morgan presented the Eagle's Nest Board of Managers with a new annual contract and budget.

Management was excused while the BOM discussed, in executive session, Crested Butte Lodging's request for a 2 year contract. The decision to award a 2 year contract was announced to management upon their return.

The vote on the fiscal operating budget was postponed so that management may prepare an offer for rental of the employee units, which will impact revenue line #306.

Rick Morrison made the following:

Motion: to adjourn the meeting
2nd: Bob Patton
Vote: Unanimous Approval

The meeting adjourned at approximately 4:35 p.m.

Approved: _____
Date

By: _____
Ron Warner
Secretary