

Meeting Minutes
Eagle's Nest Townhouses of Mt. Crested Butte
Annual Homeowners Meeting
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado
Monday, August 5, 2019
9:00 a.m. MDT

Call to Order

Richard Cook called the meeting to order at 9:02am MDT.

Proof of Notice

Proof of notice was mailed and emailed to all owners on June 28, 2019.

Roll Call/Establish Quorum

In attendance-

Owner	% Ownership	In Attendance	Proxy	Call in
EN01 - Ewing	2.50%	Y		
EN02 - Gibbs	2.50%	Y		
EN04 - Buchheit	2.50%			Y
EN05 - Glasser & Schaeffer	2.50%			Y
EN06 - George & Bambi Beshire	2.50%			Y
EN08 - Mitchell	2.50%		Richard Cook	
EN09 - Patton	2.50%	Y		
EN10 - EN10, LLC.	2.50%		Wanda Bearth	
EN12 - Carter	2.50%		Richard Cook	
EN13 - Cook	2.50%	Y		
EN14 - Cook	2.50%	Y		
EN15 - Morrison	2.50%			Y
EN16 - Maltby	2.50%			Y
EN17 - Stenbridge	2.50%			Y
EN18 - Pitcock	2.50%			Y
EN19 - Ron & Cydney Creech	2.50%	Y		
EN20 - Jankeri	2.50%	Y		
EN21 - Breen & Poeschel	2.50%			Y
EN22 - Cole Investment	2.50%			Y
EN24 - Perez	2.50%	Y		
EN25 - Neroni	2.50%	Y		
EN27 - Goetz	2.50%	Y		
EN28 - Marcus & Morgan Qualls	2.50%			Y
EN29 - Blagden	2.50%		Patrick Johnson	
EN30 - Johnson	2.50%			Y
EN31 - Justin & Mary Wood	2.50%			Y
EN36 - Holloway Revocable Trust	2.50%			Y
EN37 - Topham Family Trust	2.50%	Y		
EN38 - Clark	2.50%		Richard Cook	

EN39 - Desposato	2.50%			Y
EN40 - Bearth	2.50%	Y		

A quorum was established with 77.50% of the ownership in attendance, on the phone, or represented by proxy.

Also in attendance, Wanda Bearth, Lee Friedman, Grant Benton and Sierra Bearth, Crested Butte Lodging and Property Management staff (CBL).

Reading and Approval of Past Minutes

R Ewing made the following-

- Motion: Waive the formal reading of the August 6, 2018 minutes and approve as submitted by CBL
- 2nd: R Creech
- Vote: Unanimous approval

Reports

Manager's Report

G Benton reviewed the following report-

- CBL cleared a number of apron drains, and will continue to make sure all the drains are working in the future. If you see any of the outside drains near garages not draining please call the front desk at 970 349 2449.
- Fire extinguisher inspections were performed. CBL has all unit fire extinguishers inspected every fall. The fastest (cheapest) method is for owners/tenants to place their extinguishers in the hall the day of the inspection. We need a working key to everyone's unit front door.
- Snow Team CB attended to a few reports of roof leaks, all related to the heavy snow year and ice dams, mostly behind/around the chimneys. All complaints have been addressed and the entire roof was inspected. We anticipate that the remaining repairs will be completed in September.
- Cardboard recycle dumpster. Reminder: only newspaper and broken down cardboard can go into the cardboard recycle. This year the board chose to abandon recycling bins as waste management was frequently charging the association for contaminated recycling and would not pick up the recycling.
- Mays construction out of Grand Junction was hired to mud jack 7 garages in July. Afterward, CBL met with an SGM engineer about the concrete cracking and settling issues. The engineer will put together a proposal for investigating the concrete settling issues, and options for repairs.
- Common hallway walls and garage doors were painted. Soffits were repainted, as needed.
- Old carpet and carpet runners were replaced with new carpet and carpet runners.
- Common hall ceiling leaks: At times we've had leaks at the top of the common stairs. Most of the leaks can be tracked to unit bathtubs not having sealed caulking, leaks around the toilet, or tub control valves failing.
- CBL has serviced the HOA's skid steer as needed throughout the year.
- CBL stained the timbers surrounding the 2 hot tub areas in the fall of 2018.
- Snow storage-We have lost the privilege to store snow on the vacant lot next to unit 40. CBL has negotiated 'rent' for snow storage on another nearby lot and the rent is reasonable, but the cost for relocating the snow will be expensive.
- Wi-Fi – We have a bid for HOA Wi-Fi that we will present to the Board during the Board meeting.
- 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 visit the Eagles Nest website for more information:

www.eaglesnestcb.org/documents

- Please remember that the crawl space under your unit is HOA space, and we have a radon vapor barrier and equipment in the crawl spaces we need to protect. Do not open the crawl space door. If a contractor needs to get into the crawl space please call the CBL front desk for assistance: 970 349 2449. CBL recently inspected the radon mitigations systems and they appear to be functioning properly.

Please check the Eagles Nest website for updates on Capital work, Rules and Regulation updates, etc... Please remind your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, and other documents on the Eagles Nest website: www.eaglesnestcb.org...Please let us know if you have any questions, comments, or ideas!

Financial Report, Year Ending 2019

L Friedman stated the association had available cash of \$190,237 as of June 30th, 2019. Of that, the association collected \$233,733 in income and spent \$267,467 in expenses, for a loss of \$33,734. W Bearth added that the association has healthy accounts with the operating account averaging over \$100,000 and the capital account being around \$80,000.

Excess Income Resolution, 2019 Fiscal YE

W Bearth informed the owners that we are 10 months into the year and based on the financials, there will likely not be any excess income.

Old Business

R Cook asked for questions regarding old business, there were none.

New Business

Approved Budget

W Bearth reviewed the budget with the owners. D Goetz asked about the snow scheduling budget and why the amount went down and not up. P Johnson analyzed the historical snow removal budget and factored a 3 year average to calculate, and doing so, the board voted to reduce the snow removal budget. J Stembridge further clarified that instead of increasing the association dues they would see how this year would go and determine next year if the dues need to be raised to cover snow removal.

Capital Repair Plan

W Bearth explained that the work for fiscal year ending 2019 has been completed. The membership discussed inspecting the retaining wall, and G Benton explained that an engineer has briefly looked at the wall and CBL will inspect it yearly until 2025 when an engineer will be hired to inspect the walls. R Cook reviewed the work to be completed for the 2020 fiscal year and explained the board of directors reviews the plan every year. He advised the membership to look at the plan to have an idea of what work the complex will need in years to come. G Benton informed the membership that the parking lot will be resealed and stripped in early September and one lot will be closed for a couple days at a time.

Members Open Forum/Unscheduled Business

M Qualls asked about dryer vents and if there is something better than venting the dryer into the room. G Benton informed him that there is a drawing from an architect on the Eagle's Nest website on how to vent it outside. D Goetz asked how many garages have

been mud jacked. G Benton stated CBL has had mud jacking done around 30 times over the years, with some garages having to be done multiple times. J Gibbs asked about uniform patio furniture. W Bearth informed the membership the board discussed requiring uniform furniture but decided against years ago, but the board will take it into consideration again. D Goetz said the water pressure seems low. R Ewing stated she had their system flushed and it helped with water pressure. G Benton recommended replacing the shower head.

Election of Board of Directors

Two 3-year Terms

R Cook explained J Stembridge and E Clements are up for re-election and asked for any nominations for the board.

J Desposato made the following-

Motion:	Re-elect J Stembridge and E Clements to the board of directors
2 nd :	J Gibbs
Vote:	Unanimous approval

Date of Next Annual Meeting

R Cook informed the membership that the next meeting will be held on August 3, 2020.

Adjournment

J Gibbs made the following-

Motion:	Adjourn the meeting
2 nd :	R Ewing
Vote:	Unanimous approval

The meeting was adjourned at 10:34am MDT.