

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
August 1st, 2022 ~ Following the Annual Owner's Meeting

Call to Order

E. Clements called meeting to order at 12:13pm MT.

Roll Call/Establish Quorum

In attendance:

Evans Clements
Jackie Desposato
Mike Blagden
Pat Johnson
Anthony Perez

A quorum was established with 100% of the board in attendance.

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

Reading and Approval of Past Minutes

June 27, 2022

P. Johnson made the following –

Motion: Waive the formal reading of the June 27, 2022 meeting minutes
and approve as drafted by CBL
2nd: J. Desposato
Vote: Unanimous approval

Election of Officers

J. Desposato made the following –

Motion: Elect the same slate of officers as last year with A. Perez serving as a
director
2nd: E. Clements
Vote: Unanimous approval

This year's slate of officers and term expiration:

P. Johnson: Treasurer, 2023

M. Blagden: Vice President, 2024

E. Clements: President, 2025
J. Desposato: Secretary, 2024
A. Perez: Director, 2025

Reports

Manager's Report

CBL had nothing further to add to the manager's report presented in the annual meeting.

Financial Report

S. Bearth reviewed the A/R account with the Board of Directors.

Old Business

Hillside Landscaping Follow Up

The Board discussed the hillside landscaping request and agreed to allow owners to plant climate appropriate plants on the hillside.

Piezometer Report Discussion

S. Bearth reported the engineer has still not completed and sent over the final findings from the piezometer study.

New Business

Annual Meeting Discussion and Follow Up

Board discussed fee structuring, and what a possible charge to rental units would entail per the annual meeting hot tub discussion. Also discussed changing locking mechanism on the hot tub gates to allow for easier regulation of usage, and mitigation of poachers. Also discussed how changes to the fence may also be needed. Issues with each possible solution were also identified. Possibility of closing one hot tub during off season to allow one to be available for renters and homeowners. Discussion moved to restructuring the bylaws to allow for charging STR owners a fee to maintain hot tubs, and what that would look like. No action was taken at this time, all above items were only for discussion purposes.

Cable and Wifi Proposal

Discussed cable/wi-fi package options and pros vs. cons for each company. W. Bearth mentioned the need for any new cable installation to be hidden, rather than attached to the outside of the building. J. Desposato mentioned her need for signal boosters in her unit, and the desire to do away with them going forward with the company the HOA ultimately chooses (if possible). The Board directed CBL to get more detail from ResortInternet on their proposal and follow up at a later date.

Mud-Jacking Proposal for Garages and Aprons

M. Hart discussed what May's Concrete bid covered in scope of work. M. Hart mentioned the need to caulk gaps after mud-jacking or void-filling. P. Johnson requested an estimate for cost related to caulk. S. Bearth mentioned the idea of a sump pump below grade in #25 crawl space to mitigate flooding in garages. Board agreed that more units may require this kind of fix and will investigate resolutions upon receiving the engineer's report.

Unscheduled Business

W Bearth informed the Board of new legislation affecting HOA's collection policies and a few other items. The association's attorney is working on drafting a new collection policy to be in compliance.

Establish Next Meeting Date

Next meeting date is scheduled for November 16th, 2022 at 5pm MDT.

Adjournment

J. Desposito made the following –

Motion: Adjourn Meeting
2nd: P. Johnson
Motion: Unanimous approval

The meeting was adjourned at 1:28pm MT.