

Meeting Minutes
Eagle's Nest Townhouses of Mt. Crested Butte
Annual Homeowners Meeting
Conference Call
Monday, August 5, 2024
9:00 a.m. MDT

Call to Order

E Clements called the meeting to order at 9:06am MT

Proof of Notice

Proof of notice was provided to all members on July 25th, 2024.

Roll Call/Establish Quorum

In attendance –

Unit	Owner	% Ownership	In Attendance	Proxy
1	Laura Kelecy	2.50%	Y	
2	James A. & Judith W. Gibbs	2.50%	Y	
4	Sonja K. Straus-Mays & Aaron Mays	2.50%	Y	
6	George & Bambi Beshire	2.50%	Y	
8	Margaret & Alton Rigby	2.50%	Y	
11	Milisa Rizer	2.50%	Y	
12	Matthew and Sara Striegel	2.50%	Y	
14	Peter Spitz & Suat Tan	2.50%	Y	
15	Richard E. Morrison	2.50%	Y	
16	Jay & Carolyn Maltby	2.50%	Y	
17	Joseph & Jennifer Stembridge	2.50%	Y	
20	Kelly & John Ritch	2.50%	Y	
21	James Breen	2.50%	Y	
24	Anthony Perez	2.50%	Y	
26	Justin Hall & Kelsey Bernius	2.50%	Y	
27	Dan B. & Laurie J. Goetz	2.50%	Y	
30	Patrick & Loretta Johnson	2.50%	Y	
33	Steven & Susan Murphy	2.50%	Y	
34	Lapis Sky, LLC.	2.50%	Y	
35	Anita Carmen Gardner	2.50%	Y	
36	Tyler & Amelia Pearce	2.50%	Y	
37	The Topham Family Trust	2.50%		Evans Clements
38	Janice Clark	2.50%		Anthony Perez
39	David & Jacqueline Desposato	2.50%	Y	

A quorum was established with 60.00% of the membership in attendance or represented by proxy.

Also in attendance, Sierra Bearth and Michael Geheb, Crested Butte Lodging & Property Management staff (CBL).

Reading and Approval of Past Minutes

HOA Meeting August 7, 2023

B Beshire made the following –

- Motion: Waive the formal reading of the August 7, 2023 meeting minutes and approve as drafted by CBL
- 2nd: R Morrison
- Discussion: None
- Vote: Unanimous approval

Reports

Manager's Report

S Bearth presented the following –

1. Sump Pump – After significant flooding in garages 25 and 26 last spring with the snow melt, CBL installed a sump pump in the crawlspace of 25 this summer. The crew dug a pit just over 4' in depth, added backfill, installed the pump and had an electrician wire the pump to a common breaker. The pump saw immediate results, moving water consistently for the first 2 weeks after install. Later in the season, and in dryer conditions, we are seeing the pump running very infrequently.
2. Roof Leaks & Repair – This winter the association experienced leaks in roughly half of the units as water found a new entry point from the roof. Ice dams created from the chimneys were leaking down the chimney chase, through the closet in the primary bedroom and appearing on the garage ceiling. The ceiling damage was repaired this spring to ensure there was no defect or fault to the operation of the garage doors and a roof repair followed shortly after. After each garage was inspected and the full amount of damage was understood, the Board of Directors voted to defer the capital work that was scheduled in the 2023/2024 plan in favor of having enough funds available for immediate roof and drywall repair. This deferred the installation of 10 roof vents to only units that reported the primary bedroom beam leak, refinishing of the garage doors was deferred with additional funds this year to clean the faces of the garage doors, and work on the small timber retaining walls was deferred. More on the roof will be discussed with the capital plan.
3. Decks – CBL inspected each unit deck after the leaks this winter while working through tracking the source of water. The roof was linked to the main source, however, it was discovered that the joists were heavily water logged which could allow a freeze, thaw and condensation cycle to allow water to enter back into the units and cause drywall damage. The Board of Directors approved a test repair on several decks, and we'll get more into that when reviewing this year's capital plan.
4. Common Area Hallway Signs – Following last year's annual meeting, CBL worked with the Board on drafting and hanging signs in the common hallways with general rules reminders to improve everyone's enjoyment of the complex.
5. New Dog Waste Station at Upper – A new dog waste station was purchased and installed at the upper complex for convenience.

6. Remove Dead Trees at Upper – The crew identified sick aspen trees at upper and removed them before they became a liability.
7. Radon Tests – The crew discovered many of the manometers are reading almost exactly level. We reached out to the company that installed the radon system, and they provided official test kits. A handful of units were tested and all had readings of less than 4 pCi/L indicating the prevention system is still properly working and does not require service. These were completed in addition to the regular annual tests performed using an electric meter.
8. Pest Control – CBL responded to a couple reports of rodents and made efforts to seal all points of entry. Ensuring there are no possible points of entry is the best method for pest control. Check your weather stripping, base boards and screens for any holes ¼” or larger.
9. Smoke Detectors – The town of Mt. Crested Butte released a notice about the type of smoke detectors that need to be used at this elevation. Please ensure your unit is equipped with the proper detector.
10. Water Heaters – CBL has noticed several water heaters around the complex that are 20 years or older. Typical water heaters only have a 12 year life expectancy, and can begin leaking suddenly once aged. Please inspect your water heater regularly and replace as needed.
11. Plowing & Repairs – Pinnacle Construction was awarded the plow contract last winter after the prior contractor was non-responsive to repair requests. Pinnacle did a good job showing up for plowing and is completing all reported repair requests.
12. HOA Reminders -
 - A. Remodeling – You might not need a building permit from the town for certain renovations but you will always need to get approval from the HOA before performing any remodeling work that will involve any exterior modifications or significant interior work such as (but not limited to) plumbing or wiring or parking a dumpster on site. Please email Sierra@CrestedButteLodging.com for information on getting HOA approval to remodel.
 - B. Keys – New owner, new code, or new lock, please ensure CBL has emergency access to your unit. In case of leak or other emergency, the Eagles Nest governing documents require the property manager have access. CBL can make copies of keys free of charge.
 - C. Dogs – Only owners are allowed to have dogs on Eagles Nest property. Please note, Mt. CB does have a leash law that requires pets to be on leash while outside. Please clean up after your pet.
 - D. Fireplaces – Inspections were completed this spring and reports were emailed in May. Please let us know if you cannot locate your specific inspection report.
 - E. Fire extinguishers – Fire extinguisher inspections will be completed this September. If able, please leave your extinguisher outside of your unit door the day of inspection.
 - F. STR – Please email Sierra@CrestedButteLodging.com for HOA Approved Parking Plan
 - G. Website – The association’s website is filled with information!
www.eaglesnestcb.org
 1. Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, meeting minutes and

other important items from the Eagles Nest website. The password is: 31marcellina

R Morrison questioned if each closet had been inspected for any evidence of water damage in the primary bedrooms. S Bearth clarified that the CBL team inspected every garage and each deck for evidence of water, but not inside closets and encouraged each owner to inspect the ceiling and floor of their closet and report any issues to CBL. S Bearth asked that owners keep their decks clear of snow and ice to reduce the potential of damage into the unit from an ice dam.

Financial Report, YE 8/31/2023

S Bearth reviewed last fiscal year's financials and noted that the association ended the year with \$129,543 in the operating account and an additional \$149,865 in the capital account. Insurance carriers view a 3-month operating reserve favorably. This fiscal year ended \$ 304,246 over budget, but water line repair aside, the association was over budget by \$69,416 all due to snow removal. These overages were previously addressed, accounts funded and budget increased last year.

Financial Report, YTD 2024

S Bearth noted that as of June 30, 2024 the association had \$ 122,150 in the operating account, indicating that the budget had fared much better this recent winter and did not draw down on the operating reserves much. The association also had an additional \$175,874 in the separate capital account. Fiscal year to date, the association is running \$7,334 over budget due to ground snow removal and plowing coming in over budget again, even after the recent increase in budget.

Old Business

Rules & Regulations Amendment RE: Short Term Rental Permit

S Bearth reminded the membership of the discussion in last year's annual meeting regarding a short term rental fee to offset costs of facility maintenance for the complex. She shared the approved language in the rules and regulations. One owner expressed disagreement with the fee, and the Board shared the logic reviewed before levying the fee, including reviewing input from owners last year, costs, surrounding complexes practices and the like. A Perez reminded all owners that any owner is welcome to attend and sit in on Board meetings.

New Business

Approved Budget

S Bearth informed the membership that the dues would be increasing to \$775/month on September 1, 2024. This increase in dues supports a healthy operating budget with increased allowances for snow removal, utilities, and all operating expenses. This increase also attributes to an increased capital savings rate, putting away just over \$52,000 from dues each year. This increased allocation is intended to offset the amount or frequency of future special assessments. The association will still need to levy special assessments from time to time, but the Board is making efforts to reduce this burden on the owners.

Capital Repair Plan

S Bearth presented all the approved work on the capital plan for this upcoming fiscal year including roof repair, deck scraping, parking lot maintenance, engineer engagement, and a hot tub replacement for upper. All this work totals \$90,500, and the association is levying a special assessment of \$1,000 due by May 31, 2025. She also cautioned the owner that a couple large projects are in the pipeline, including replacement of the large retaining wall that could result in a decent sized special assessment for each unit.

2023/2024 Leaks and Repairs

Good Knight Roofing was hired to complete a roof repair on lower to address all the leaks experienced this winter where water became evident in the garages. This repair is experimental, and if it holds up this winter, can be re-done each summer to prevent leaks each winter. The scrapping of the deck joists is also an experimental repair to ensure water is kept out of all units each winter.

Members Open Forum/Unscheduled Business

S Mays requested that the upper driveway be plowed earlier in the day and plow schedule due to the difficult nature of the driveway. S Bearth will engage the plow operator to prioritize this driveway getting done first. The membership discussed the new shuttle service, FirstTracks, and many found it to be much better than the old bus service. J Desposato shared an informational flyer with S Bearth to be shared with the members on this service. K Breen shared that the dumpster has been full on Mondays recently. The CBL crew noticed this as well and reached out last week to increase the tip schedule. K Breen noticed many dogs around the complex. S Bearth asked that anytime an owner notices a violation, to please report it to management as it's almost impossible to resolve once the offender has left the property.

Election of Board of Directors

Two 3-year Terms Expiring

J Desposato and M Blagden were up for re-election. Both volunteered to serve another term. No other volunteers or nominations were made, but one member expressed a desire to have a representative from upper on the Board.

J Stembridge made the following –

Motion:	Elect J Desposato and M Blagden to each serve another term
2 nd :	L Rigby
Discussion:	None
Vote:	Unanimous approval

Date of Next Annual Meeting

The next annual meeting will be held on Monday, August 4, 2025, at 9am MT.

Adjournment

E Clements made the following-

Motion:	Adjourn the meeting
2 nd :	C Maltby
Discussion:	None
Vote:	Unanimous approval

The meeting was adjourned at 11:14am MT.