

**Eagles Nest Townhouses of Mt. Crested Butte
Board of Managers Special Meeting
Conference Call Meeting Minutes
October 23, 2012 3:00 p.m. MST**

Call to Order

Rick Grivas, HOA President, called the meeting to order at 3:10 p.m.

Roll Call/Establish Quorum

In attendance:

Rick Grivas

Dan Goetz

Ann Sharkey

A quorum was established with 3 of 5 board members in attendance.

Also in attendance:

Michael O'Loughlin, HOA Attorney

Wanda Bearth, Crested Butte Lodging & Property Management (CBL)

Agenda Item

Homeowner Delinquencies

Dan made the following-

Motion: Go into exec session to discuss with legal counsel to discuss the situation with unit 24

2nd: Ann

Vote: Unanimous approval

Dan made the following-

Motion: Go out of executive session

2nd: Ann

Vote: Unanimous approval

Rick made the following-

Motion: Direct the HOAs attorney to respond to the \$28,000 settlement offer from the attorneys representing the owners of unit 24 with a counter offer of the full balance due

2nd: Dan

Vote: Unanimous approval

Agenda Item

Concrete Defects

Mike O'Loughlin advised the Board of the Construction Deform Act and that the HOA may wish to file a formal notice of claim with Lacy Construction and CSI. Should the contractors fail to respond, treble damages can be awarded.

Rick made the following-

Motion:	Instruct the HOA attorney to send out a notice of claim letter to Lacy Construction and CSI
2 nd :	Dan
Vote:	Unanimous approval

Rick adjourned the meeting at 3:40 p.m. without objection from the Board of Managers.