

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
April 26, 2022 ~ 5pm MT

Call to Order

E Clements called the meeting to order at 5:00pm MT.

Roll Call/Establish Quorum

In attendance-

Mike Blagden
Patrick Johnson
Jackie Desposato
Evans Clements

A quorum was established with 4 of 5 Board members in attendance.

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

Reading and Approval of Past Minutes

February 16, 2022

E Clements made the following-

Motion: Waive the formal reading of the February 16, 2022 meeting minutes and approve as drafted by CBL
2nd: M Blagden
Vote: Unanimous approval

Reports

Manager's Report

S Bearth informed the Board that a couple handrails behind the guardrail had been knocked down and will need to be welded back on. S Bearth also informed the Board that the sauna on the lower level had been closed down to mitigate mouse activity. She mentioned that housekeeping is starting a deep clean of the common areas, including scrubbing the calcium build up off the rock facia on the fronts of all the buildings. M Hart reported a suspected leak in the lower hot tub and informed the Board a contractor was coming to look at it next week.

Financial Report

S Bearth recapped the financial report, showing \$231,792 in available cash and of that, \$107,980 in the capital reserve fund. Fiscal year to date, the association is over budget by \$8,816 largely due to snow plowing costs. The Board discussed the roof snow removal costs and considered splitting the cost of replacing the back-bedroom windows with a side to side slider to allow egress through the snow built up on the roof. No decision was made on that in this meeting. The Board also discussed shutting down the hot tub in the off season again, and would like to discuss this with owners at the annual meeting. The Board requested that a tool cat line be added to the expense lines in next years budget to allow for easier tracking. The Board directed CBL to contact Water & Sanitation to see if they had any idea if the rates would be going up in January. The Board directed CBL to work on getting the lid repaired or replaced on the cardboard dumpster.

J Stembridge joined the meeting at 5:44pm

Old Business

Blower Door Test Results RE: Roof Vents

M Hart recapped the blower door test results and recommended solutions. The report showed a few areas of missing insulation in the roof and recommend solutions included installing an automatic fan in the 2nd floor bathroom, installing roof vents, and applying clear silicone caulking around all the seams. He reported that 4 units already have roof vents installed. The Board directed CBL to draft a “best practices” sheet to share with all Eagles Nest owners on tips to avoid leaks in the unit and keep everything in good shape. The Board questioned how many units that reported leaks have brand new fireplaces installed. CBL will compare leak reports and inform the Board of their findings.

Property Signs – Jackie

J Desposito reported that ultimately a sign would be damaged by snowfall in the proposed area, and the association might consider putting signs elsewhere, like on the side of the building.

Hillside Landscaping Plan – Pending for summer 2022

Piezometer Follow up – Pending for summer 2022

S Bearth reported a leak has appeared in unit 25’s garage and is flooding 25 and 26’s garages. The leak appears during the warmest hours of the day and tends to dry up overnight. CBL suspects the water is snowmelt getting into the garages behind the building. The ground water engineer was contacted to look at the garages for the study and informed CBL of a suspicious dry storm daylight drain. The Board directed CBL to hire Al’s Backhoe to camera storm drain to see if there is an obstruction.

New / Unscheduled Business

P Johnson inquired about new guardrails, the style with posts with 3 cables between them. The Board asked to review bids for painting as they were received.

Establish Next Meeting Date

The next Board of Directors meeting will be held on June 27th, 2022 at 5pm MT.

Adjournment

Evans Clements made the following-

Motion: Adjourn the meeting

2nd: P Johnson

Vote: Unanimous approval

The meeting was adjourned at 7:03pm MT.

DRAFT