

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
July 9, 2024 ~ 3pm MT

-Call to Order

E. Clements called the meeting to order at 3:03 pm MDT.

-Roll Call/Establish Quorum

In attendance-

Evans Clements
Anthony Perez
Noah Goetz
Michael Blagden
Jackie Desposato

A quorum was reached with

Also in attendance, Sierra Bearth, Michael Geheb, and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL)

-Reading and Approval of Past Minutes

-May 21, 2024 (separately attached)

A. Perez made the following-

Motion:	Waive the reading of the May 21, 2024 meeting minutes and approve as presented.
2 nd :	M. Blagden
Discussion:	None
Vote:	The motion passed unanimously.

Reports

-Manager's Report

S. Bearth introduced Michael Geheb to the board before allowing Michael to discuss his recommendations to repair or replace the door closer in the common area hallway between units 23 and 24. Maintenance is working on landscaping reclamation following this winter's plowing. Drywall and texturing are left to be done in E. Clements' garage. J. Desposato recommended sending out a reminder about deck orderliness, and making sure the railings or the decks are wrapped with something appropriate. The board discussed replacing the old hot

tub. M. Hart discussed a few electrical issues needing addressed before the tub can be installed. S. Bearth discussed the retroactive billing of the approved dues increase and asked if the board would like to review the budget before considering the retro-billing.

-Financial Report (separately attached)

The association has nearly completely bounced back from the water leak financially. Despite this good news, the HOA is \$10k over budget on snow removal for the winter of '23-'24. The board used a 3-year average to decide the snow removal budget for the fiscal year. The HOA has only received one invoice so far for the garage drywall repair, with another expected soon for the remainder of the work. The board all agreed the HOA audit was a great idea following the water main leak and the large transactions associated with the work needed to make the HOA whole again.

Old Business

-Roof Repair Estimate from Good Knight

M. Geheb joined employees from Good Knight Roofing to get up on the roof and find a solution for the chimney leaks which are believed to be responsible for all the interior leaks. Good Knight Roofing suggests using high-grade silicone and rivets to seal off the ingress points for water. He explained that the area where the loft window meets the roof is not vented and causing condensation buildup following water leaking into the area above the chimney chases. The board agreed that a screw and glue would be a worthwhile cost. Maintenance will be testing a fix of the deck issue on J. Desposato's deck, as her deck showed evidence of the most damage.

-EN36 Damage and Repair Report Update - Pending

New Business

-Proposed Operating Budget (separately attached)

-Proposed Capital Budget (separately attached)

The board agreed that a screw and glue would be a worthwhile cost. The board agreed that the hot tub should be replaced, and the electrical issues brought up to code at Upper Eagles Nest by this winter. S. Bearth mentioned lead times and suggested ordering the hot tub earlier than needed so it arrived when ready. Anti-slip steps and mats were recommended to be replaced at the same time. Seal-Co was included in the budget with an allowance for striping including the bump-out at lower. Capital budget allows for rehab on 4 decks to remove paint from the joists to allow the wood to dry before it begins to rot. Total cost is budgeted at \$2,500. The budget for eave vents was reduced to 5 eaves from 10 this year. The board agreed that budgeting for 5 should be good with only two needing them this year. All future eave vents will be installed on an as-needed basis. The board decided to have an engineer come out to reassess the retaining wall replacement project, make possible design suggestions, and determine the actual remaining life. The board will discuss a shift in dues and capital percentage in a separate meeting before the annual meeting scheduled in August. The board will approve the budget over email, with a tentative meeting set for Tuesday, July 16th at 3:00pm

Unscheduled Business

Establish Next Meeting Date

The next meeting is tentatively scheduled for Tuesday July, 16th 2024, at 3:00pm MDT.

Adjournment

N. Goetz made the following-

- Motion: Adjourn Meeting
- 2nd: M. Blagden
- Discussion: None.
- Vote: The motion passed unanimously.

The meeting was adjourned at 4:45pm MDT.

