

Meeting Minutes
Eagle's Nest Townhouses of Mt. Crested Butte
Annual Homeowners Meeting
Conference Call
Monday, August 4, 2025
9:00 a.m. MDT

Call to Order

E Clements called the meeting to order at 9:02am MT.

Proof of Notice

Notice was mailed, emailed and posted to the association's website on July 16, 2025.

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	
3	Temaonson & Leader	2.50%	Y	
4	Sonja K. Straus-Mays & Aard	2.50%	Y	
5	Mark Schaeffer	2.50%	Y	
6	George & Bambi Beshire	2.50%	Y	
8	Margaret & Alton Rigby	2.50%	Y	
9	Monique B. Patton	2.50%	Y	
12	EN12 - Matthew and Sara St	2.50%	Y	
13	Beier Family Revocable Trust	2.50%	Y	
14	Let's Move to CB, LLC	2.50%	Y	
17	Joseph & Jennifer Stembridg	2.50%	Y	
18	Roy T. Pitcock	2.50%	Y	
19	Michael & Kelli Brown	2.50%	Y	
20	Kelly & John Ritch	2.50%	Y	
21	James Breen	2.50%	Y	
23	Michael Henry Thornhill	2.50%		Anthony Perez
24	Anthony Perez	2.50%	Y	
25	Christin D. & Albert M. Neroni	2.50%		
26	Justin Hall & Kelsey Bernius	2.50%	Y	
27	Dan B. & Laurie J. Goetz	2.50%	Y	
28	Kaufman-Osborn & Barrett	2.50%	Y	
29	Michael & Nicole Blagden	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	
37	The Topham Family Trust	2.50%		Evans Clements
38	Janice Clark	2.50%		Evans Clements
39	David & Jacqueline Desposat	2.50%	Y	

A quorum was established with 72.5% 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 5, 2024

E Clements made the following –

- | | |
|-------------------|---|
| Motion: | Waive the reading of the August 5 th , 2024 meeting minutes and approve as drafted |
| 2 nd : | M Blagden |
| Discussion: | None |
| Vote: | Unanimous approval |

Reports

Manager's Report

S Bearth presented the following –

Capital & Special Projects

- Parking lot maintenance: Seal coating and crack sealing of both lots was completed
- Deck joists on select upper-level decks scraped and repainted. This was completed as part of leak mitigation efforts
- Roof repairs and chimney leak mitigation on the lower complex, with plans to extend to the full complex approved.
- Hot tub replacement planning: In progress – concerns of electrical code issues caused some delay, but with some diligent research, we worked through that. Hot tub selection is pending.
- Unit A turnover preparations: Bids were gathered and selected for a flooring upgrade upon a 15+ year tenancy turnover. The unit will also be repainted before new tenancy.
- Water heater replacement rule adopted: water heater ages were reviewed in the complex, and the Board adopted a rule requiring replacement of water heaters exceeding 12 years of age to protect common elements from damage.
- Retaining wall project: SGM came out in late July to reinspect the large retaining walls to see if there had been any significant changes since their last report. We're hoping the walls have a little more life in them, but the capital plan reflects replacement when previously recommended
- GreenDeed Assessments – both association-owned units were entered into the GreenDeed program and had their assessments completed. So far, this has resulted in a new fridge, air leak sealing, insulation improvements, weather stripping replacement, and a low flow sink aerator being installed in unit B as a part of the program. All this, with a few other recommendations, has come free of charge to the association! All that was required was a \$50 application fee per unit.

Administrative & Recurring

- Filed annual SOS and DORA reports

- Coordinated fireplace inspections and sent out fireplace reports. This year, the vendor charged a much higher price, without prior notice. The company is under new ownership, and upon question, stated prices had long been too low and apologized for the lack of notice. We have received another quote for inspections from Stove Depot and Chimney Works, however, their quote was slightly higher than what we paid. We will continue to explore options for the best service and price.
- Fire Extinguisher inspections will be scheduled for September 2025 as usual

HOA Reminders

- Remodeling – Approval is required from the HOA before performing any significant work begins. Please reach out
- Keys – Ensure CBL has emergency access to your unit. We help the fire department maintain their knock box as well.
- Dogs – Only owners are permitted to have dogs
- Decks & Halls – Please only keep appropriate deck furniture on the decks, and keep the common hallways free of personal belongings
- STR Parking Plan – Contact Sierra to receive this
- Website – Visit www.eaglesnestcb.org for documents and information. Password: 31marcellina

J Ritch requested that his deck, unit 20, be scrapped and repainted as it was going to be added to the original scope but did not get completed by the CBL maintenance tech. M Geheb will follow up on this. M Blagden shared his efforts working with Alpha Mechanical to get a bulk discount on water heater replacements for the association. More information will be shared with the membership when available. S Bearth shared that she is shopping rates for fireplace contractors to ensure the association is getting the best rate and service following this year's rate increase.

Financial Report, YE 8/31/2024

S Bearth reported that as of August 31, 2024 the association had \$115,490 in the operating account and \$182,579 in the capital account. The year ended \$19,833 over budget due to a third-party audit of \$5,000, snow removal being \$5,000 over, contract labor being over \$3,600 from drywall damage in the garage.

Financial Report, YTD 2025

S Bearth reported that as of June 30, 2025 the association had \$107,420 in operating and \$218,530 in the capital account. Fiscal year to date, the association is under budget by \$5,207. Several items are under budget, but snow plowing and contract labor big contributors. Upon question, it was noted that the association has allocated \$44,000 to capital fiscal year to date, and has budgeted to allocate a total of \$52,800 to capital.

Old Business

Prior Year Capital Plan Updates

S Bearth noted that the roof repairs around the chimneys are complete in came in under budget by \$4,800. The parking lot sealing is complete for both lots and came in under budget by \$2,602. The hot tub replacement for upper and engineer report on the retaining walls are still pending.

New Business

Approved Budget

S Bearth reviewed the approved budget which includes a dues increase to \$800/month per unit effective September 1st, 2025. This increase will support the increased insurance premium, increased utilities, but keeps costs in line where able. This also allocates \$54,636 to capital annually. S Bearth explained the insurance market is tough in Colorado for associations right now, so all things considered, the renewal was not bad for the association. Should more savings be needed in future years, the association can look into higher deductibles as well. P Johnson suggested shopping the deductible this year.

Capital Repair Plan

S Bearth reviewed the \$80,150 work of capital work scheduled including more roof repairs, Unit A upgrades, resetting the manhole covers in the parking lot, guardrail repairs, replacing the broken apron heat, refinishing the garage doors and installing roof vents as needed. She also shared that the plow contractor has offered a plowing credit to offset the guardrail repair expense. All this work will be supported by a \$2,000 special assessment per unit, with \$1,000 billed October 1st, 2025 and \$1,000 billed April 1st, 2026.

Rules & Regulations Amendment RE: Water Heater Replacement

The new rules and regulations amendment requires owners replace their water heaters once they reach 12 year of age. Upon question, S Bearth shared that if an owner has detail from a manufacturer citing a longer life span, that can be considered by the Board of Directors for an exception to be replaced at the age recommended by the manufacturer instead of at 12 years of age.

Members Open Forum/Unscheduled Business

K Breen reported that there are still issues with her garage door letting water in from damage. CBL will follow up on this. S Mays reported the upper hot tub area is not clean and the turn around area has a lot of materials spread out. CBL will get this addressed immediately and for regular cleaning. A Gardner inquired about the responsibility of the window trim. S Bearth stated it depended on the actual component – whether of the window or the building to determine responsibility, where the window is owner and the building is association. CBL will investigate this. B Beshire shared that auto water shut offs installed on water heaters could offer owners savings on their individual insurance policies. E Clements noted that thanks to a good Board and good management, the association is able to execute a lot of projects.

Election of Board of Directors

Two 3-year Terms Expiring

E Clements and A Perez's terms are expiring. A Perez is not renewing his term this year. E Clements is willing to serve again. K Dickeson nominated L Rigby.

K Breen made the following –

Motion:	Elect E Clements and L Rigby to the Board of Directors
2 nd :	K Dickeson
Discussion:	None
Vote:	Unanimous approval

Date of Next Annual Meeting

August 3, 2026

P Johnson made the following –

Motion: Hold the next annual meeting on August 3, 2026 at 9am MT

2nd: E Clements

Discussion: S Bearth inquired about changing the time of day, the membership felt it was OK for a once a year meeting and with the amount of attendance

Vote: Unanimous approval

Adjournment

The meeting was adjourned at 11:16am MT.