Eagles Nest Townhouse Owners Association

RECORD OF ACTION BY ELECTRONIC VOTE

2026 Electronic Votes

Capital Budget

The Board of Directors passed the motion cast on July 7th, 2026 to Approve the capital budget for fiscal year ending August 31, 2027 with projects totaling $200,675.00 and levy a special assessment of $5,000 per unit. The special assessment shall be billed in two equal installments of $2,500 per unit, with the first installment billed September 1st and due September 30, 2026, and the second installment billed March 1st and due March 31, 2027.

2025 Electronic Votes

Plowing Contract

The Board of Directors passed the motion cast to terminate the plow removal contract with Pinnacle and retain Dietrich Dirtworks for the rest of the 25/26 winter season.

2024 Electronic Votes

Budget

The Board of Directors unanimously passed the motion to approve the 2024/2025 budget as drafted by CBL with a dues increase to $775/month effective September 1st, 2024, with $35 of the increase allocated to operating and $40 of the increase allocated to capital. In addition, a special assessment of $1,000 per unit was approved to be due by May 31st, 2024 for capital work.

2022 Electronic Votes

Budget

The Board of Directors passed the motion cast on June 29th, 2022 to approve the operating budget with a $1,000 per unit special assessment due October 1st, 2022 and approve the capital budget as presented.

2021 Electronic Votes

Umbrella Policy

The Board of Directors approved the motion cast on May 21, 2021 to accept the proposal from Mountain West Insurance for an additional $10 million umbrella policy.

Board of Directors Appointment

The Board of Directors approved the motion cast on March 27, 2021 to appoint Mike Blagden to fill the remainder of Richard Cook's term expiring in August 2021.

Units 13 & 14 Separation

The motion cast on January 4, 2021 was approved by the Board of Directors to allow construction in units 13 and 14 to restore them to their original condition and remove the doorways that adjoined them.

2020 Electronic Votes

2020 Operating Budget

The motion cast on July 30th, 2020 was passed by the Board of Directors to approve the operating budget and 10 year plan as drafted by CBL.

Groundwater Seepage

The motion cast on March 27, 2020, was passed by the Board of Directors to accept proposals from engineering firms SGM and Cesare for the evaluation ground water seepage.

Unit 13/14 Front Door Replacement

The motion cast on March 10, 2020 was passed by unanimous approval of the Board for the owner of 13 and 14 to replace their front doors.

Two Side to Side Sliders for

The motion cast on February 26, 2020 was passed by unanimous approval of the Board to allow unit 27 to install two sliders on the west side of the building per the specs provided by the unit owner that comply with the conditions established January 24, 2020.

Single Window Vote

The motion cast on January 24, 2020 was passed by unanimous approval of the Board to approve the Owner's request to install a side to side sliding window subject to the following conditions.
The owner may replace the one window in the back bedroom with a side to side slider if they meet the following conditions:

The window must be a weather shield window with the same sheen as the existing windows
The window must have the same metal clad casing as the existing windows in the same color
The window must be a full frame window

The owner must submit the contractor's specs to the Board for final approval before construction begins

The owner must adhere to the association's rules and regulations for construction

2019 Electronic Votes

Single Window Vote

The motion cast on January 24, 2020 was passed by unanimous approval of the Board to approve the Owner's request to install a side to side sliding window subject to the following conditions.

The owner may replace the one window in the back bedroom with a side to side slider if they meet the following conditions:

- The window must be a weather shield window with the same sheen as the existing windows
- The window must have the same metal clad casing as the existing windows in the same color
- The window must be a full frame window
- The owner must submit the contractor's specs to the Board for final approval before construction begins
- The owner must adhere to the association's rules and regulations for construction

Purchase Carpet Runners

The motion cast on July 18th, 2019 was passed by unanimous approval of the Board to purchase carpet runners for the bottom of the common stairs in each common hallway.

Emergency Capital Addition; Mud jacking Garages in July

The motion cast on June 18th, 2019 was passed by unanimous approval of the Board to accept the proposal to mud jack 7 garages this July for $25,025.00 funded out of the capital account.

Responsible Governance Policies

The motion cast on February 24, 2019, was passed by a majority vote of the Board to approve the updated responsible governance polices.

2018 Electronic Votes

New Carpet

The motion cast on December 18, 2018, was passed by a majority vote of the Board to approve the carpet bid from Hi Country Floors To Go.

Declaration Amendment

The motion cast on October 19, 2018, was passed by a majority vote of the Board to approve the Declaration amendment draft and begin the process of obtaining homeowner and mortgagee approval.

Landscaping the Hill behind the Upper Units

The motion cast on September 1, 2018, was voted on and approved by the Board to remove the upper reseeding project from the capital plan, following opinions and observations from town staff and fellow Board members which do not deem this project to be necessary at this time.

Landscaping the Hill behind the Upper Units

The motion cast on May 10, 2018 was voted on and approved by the Board to accept Spring Creeks bid on hydro-mulching the hill behind upper for a cost of $8925.00

Spectrum TV Cable Contract

The motion cast on April 19, 2018 was voted on and approved by the Board to accept Spectrum's Cable TV contract.

Roof Vents

On January 1, 2018, the Board approved kCB's proposal for the installation of roof vents for units 25 and 7.

2017 Electronic Votes

Roof Heat Repair

The motion cast on May 5, 2017 was voted on and approved by the Board to accept KBC bid to protect the roof heat wires.

Designated Smoking Areas

The motion cast on March 16, 2017 was voted on and approved by the Board to add the rule: *There is no smoking on decks or in front of units. Smoking is allowed in designated areas only: The 2 areas are near the dumpster at lower Eagles Nest where we have a smoking pole (ashtray) and the other is just north of the upper Eagles Nest hot tub where we have another smoking pole.*

Sealcoat the driveways in 9/2017

The motion cast on March 9, 2017 was voted on and approved by the Board to seal and topcoat the driveways in September.

Cluster Agreement

The motion cast on January 30, 2017 was voted on and approved by the Board to consent to a cluster agreement for units 13 and 14, at the request of the town of Mt Crested Butte, following the installation of a new door, connecting the two.

EN 12 Front Door Change Out

The motion cast on January 17, 2017, was voted on and approved by the Board to allow EN 12 to change out their front door.

Skid Steer Blade

The motion cast on January 24, 2017, was voted on and approved by the Board to purchase a blade better designed for removing snow at an approximate cost of $1,800.

2016 Electronic Votes

Backflow Devices

The motion cast on December 08, 2016, was voted on and approved by the BOD to accept the Timberline repair proposal and vote to proceed with the work.

Officer Appointments

In response to Rick Grivas' condominium sale and departure from the Board of Directors, the Board approved the motion to appoint Richard Cook as President, Joe Stembridge as Vice President and Jacqueline Desposato as Secretary for the remainder of the term year. Patrick Johnson will continue to serve as Treasurer and Claire Conner will continue as a Director.

Rule Change – Smoke / Odors

The motion cast on June 30, 2016, was voted on and approved by the BOD to create a new rule: Excessive smoke or odors are expressly prohibited, including but not limited to: smoking, cooking, grilling, construction, etc.

Rule Change – Unit Keys

The motion cast on May 5, 2016, was voted on and approved by the BOD to create a new rule as follows: Upon re-keying, altering, or replacing unit entry or garage entry locks, a new pass key shall be provided to the Association's management company within 48 hours.

Accepted the 10 year plan

The motion cast on January 20, 2016, was voted on and approved by the BOD to accept the 10 year plan where in 2020 - Clarified to "unit exteriors".

Complete work from the 2016 – 10 year plan

The motion cast on January 20, 2016, was voted on and approved by the BOD to complete the work in 2016 10 year plan #1 – fix drains behind buildings, 2 - mud jack #7, 5 – Replace common lights at top of hallways and replace switches with motion sensor switches, 6 – Get a bid to add wireless switches to the concrete apron and roof heat, 7 – Check and repair all outside concrete apron drains (36K project reserves to be used).

2015 Electronic Votes

Final Payment to Holgate

The motion cast on September, 2015, was voted on and approved by the BOD to accept to pay the final payment to Mick Holgate for the work completed in 2015

Change Order 2

The motion cast on August 23, 2015, was voted on and approved by the BOD to accept Change Order 2 from Holgate.

Budget Approval

The motion cast on August 23, 2015, was voted on and approved by the BOD to accept the 2015/16 Operating Budget.

Meeting Minutes

The motion cast on August 12, 2015, was voted on and approved by the BOD to accept the meeting minutes from August 3, 2015.

Annual Board Meeting: Election of Officers

The motion cast on August 12, 2015, was voted on and approved by the BOD to elect Rick Grivas as President, Richard Cook as Vice President, Joe Stembridge Secretary, Patrick Johnson Treasurer.

Change Order for Deck Work

The motion cast on July 19, 2015, was voted on and approved by the BOD to accept the proposed change order from the contractor for additional work on the pier under the hot, framing, and deck work under the lower hot tub.

Work at Lower Sauna Area

The motion cast on July 13, 2015, was voted on and approved by the BOD to accept the proposed for tile flooring and all new wood trim on the base, door trim and window trim. Price includes stain and polyurethane.

Apartment Water Heaters

The motion cast on May 12, 2015, was voted on and approved by the BOD regarding the purchase of 2 new water heater for the 2 Eagles Nest apartments.

Sealcoat Upper and Lower Drives

The motion cast on May 3, 2015, was voted on and approved by the BOD regarding accepting the Sealco bids for upper and lower driveways.

2015 Special Assessment

The motion cast on February 6, 2015, was voted on and approved by the BOD regarding amendment of using the existing capital project funds that the Association already has to pay for this year's project to renovate the managers' units, and not ask for any special assessment from the owners.

Holgate Contract

The motion cast on March 22, 2015, was voted on and approved by the Board of Directors to accept Holgate Construction's proposal for renovating the managers buildings.

2014 Electronic Votes

Collection Policy

The motion cast on January 8, 2014, was voted on and approved by the BOD regarding amendment of the bylaws to update the collection policy in order to bring us into compliance with HB-1276.

Ben White Architecture – Flat to Slope Roof Work

The motion cast on January 22, 2014, was voted on and approved by the BOD regarding the hiring of BWA to oversee the flat roof to sloped roof work.

Ben White Architecture – Radon Work

The motion cast on January 22, 2014, was voted on and approved by the BOD regarding the hiring of BWA to oversee the radon mitigation work.

Roof Bid Accepted

The motion cast on January 26, 2014, was voted on and approved by the BOD regarding the hiring of Roof Master's to reroof the back roofs.

Raise Dues

The motion cast on January 26, 2014, was voted on and approved by the BOD regarding the dues increase to $600 per month per unit starting April 1st 2014 to recoup costs due to removal of snow for 2013/14 winter and in the future to fund maintenance repairs.

Special Assessment

The motion cast on February 26, 2014, was voted on and approved by the BOD regarding special assessing each unit $5,500.00 due April 1st 2014 for 2014 capital work: radon mitigation and slope roof work over the back flat roofs.

Radon Contractor

The motion cast on March 13, 2014, was voted on and approved by the BOD to accept Environmental Testing's bid as revised in the latest bid comparison.

Engineer for Radon Work

The motion cast on March 24, 2014, was voted on and approved by the BOD to allow Ben White to spend up to $1000 to hire a structural engineer to inspect and determine if the radon contractor can cut into the stem walls and outside concrete walls of the buildings.

Radon Contract

The motion cast on April 29, 2014 was voted on and approved by the BOD to execute the radon contract with Environmental Testing.

Dan Goetz as Vice President

The motion cast on May 22, 2014 was voted on and approved by the BOD to appoint Dan Goetz to serve the Board in the capacity of Vice President.

Pat voted in as Treasurer

The motion cast on May 28, 2014, was voted on and approved by the BOD to elect Pat as treasurer.

Extend Ben White's Contract

The motion cast on June 12, 2014, was voted on and approved by the BOD to extend Ben White contract for the sloped roof contract.

Joe as Secretary

The motion cast on June 18, 2014, was voted on and approved by the BOD to elect Joe as Eagles Nest Secretary of the Board for the remainder of his term

Unit 31 repayment plan

The motion cast on July 7, 2014, was voted on and approved by a majority vote from the Board of Directors to waive interest associated with the outstanding balance if the entire balance is repaid prior to August 31, 2014.

Concrete Apron Repairs

The motion cast on July 16, 2014, was voted on and approved by the BOD to authorize Mike to negotiate with Lacy attorney extend the agreement to replace the newly poured concrete with new concrete with a final pour date of September 5th 2014 including the test at 28 days later and if it does not pass the test Lacy can redo the work again in 2015. And to also replace aprons on units 18/20 with correct draining substrate per original specs.

Radon Contractor

The motion cast on August 7, 2014, was voted on and approved by the BOD to accept Ben Ingall's bid for completing the radon mitigation project.

Concrete Work

The motion cast on August 7, 2014, was voted on and approved by the BOD to proceed with Lacy and concrete repairs per Ben White.

Officers

The motion cast on August 13, 2014, was voted on and approved by the BOD to accept: Rick G will be President, Dan G will be VP, Joe S will be Sec, Pat J will be Treasury. [Officers same as 2013].

Budget

The motion cast on August 13, 2014, was voted on and approved by the BOD to accept the proposed budget as written Sept 2014 - August 2015, but to change line 770 in August to $300.

Tax Resolution

The motion cast on August 13, 2014, was voted on and approved by the BOD to accept the tax resolution EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT REVENUE RULING 70-604 as written but change the date.

SGM

The motion cast on November 18, 2014, was voted on and approved by the BOD to not proceed any further with SGM.

2013 Electronic Votes

EN #8 – Refund for Repairs to Exhaust Fans

The motion cast on January 3, 2013, was voted on and approved by the BOD to refund EN #8 $992.39 for repairs to exhaust fans in unit (was inside drywall).

Hire Mick Holgate for the 2013 Capital Work

The motion cast on January 08, 2013, was voted on and approved by the BOD regarding the hiring of Holgate Construction for the 2013 capital work.

Offensive Rule

The motion cast on January 30, 2013, was voted on and approved by the BOD adding offensive rule to the rules and regulations.

Late Payment Interest

The motion cast on February 06, 2013, was voted on and approved by the BOD to change the late payment interest rate for owners who cannot pay - Interest rate 1% for the first 6 months then 18% by 10/2013

Windows for Capital

The motion cast on February 13, 2013, was voted on and approved by the BOD to use double casement windows on 3rd floor for master bedroom of equal size, and for 2nd floor the same divisions with picture window with casement.

2013 Capital Assessment

The motion cast on February 13, 2013, was voted on and approved by the BOD to change the assessment amount from 25500 down to 22800 with an option of 2700 to have the 3rd floor window installed which would then be at total of 25500.

Election of Ann Sharkey

The motion cast on February 20, 2013, was voted on and approved by the BOD to elect Ann to serve as Secretary-Treasurer.

Test – Wi-fi Concrete Controls

The motion cast on February 20, 2013, was voted on and approved by the BOD to pay for the CB Electric work on the wi-fi concrete heat controls out of capital reserves.

Garage Door Parts

The motion cast on February 20, 2013, was voted on and approved by the BOD to pay for invoice is $414.01 for parts to fix a few remaining issues with the garage doors to be paid out of reserve funds.

3rd floor Window – Type

The motion cast on February 25, 2013, was voted on and approved by the BOD to decide on the standard window and doors.

Transfer Liability to Owners – Doors/Windows

The motion cast on February 27, 2013, was voted on and approved by the BOD to clarify the assessment letter that the board has transferred the liability, repairs, and replacements of the windows and doors that the owner(s) did not chose as the option of the 2013 assessment to the owner.

Assessments / Splitting the Time to Pay

The motion cast on March 6, 2013, was voted on and approved by the BOD to approve splitting the assessment this year with $22,000 due April 1, 2013 and $3,500 due August 1, 2013.

Roof Soffit Vents

The motion cast on March 15, 2013, was voted on and approved by the BOD to allow all roof vent work to be paid out of Eagles Nest capital reserve.

HOA CCIOA Recommend to Owners

The motion cast on March 18, 2013, was voted on and approved by the BOD to allow all roof vent work to recommend to the homeowners that the Eagles Nest Townhouses of Mt. Crested Butte Condominium Association should operate under CCIOA and that the Board should alter the operating documents accordingly, in anticipation of the homeowners approval at a forth coming special meeting.

Flat Roof Replacement or Patching

The motion cast on March 27, 2013, was voted on and approved by the BOD to allow all roof vent work to roof replacements or rubber membrane roof patching as needed unless we vote to do them by way of a Cap Project.

Light Fixtures for Complex

The motion cast on April 29, 2013, was voted on and approved by the BOD to chose the light fixture for the project.

Interim Bylaws

The motion cast on May 2, 2013, was voted on and approved by the BOD to approve interim Bylaws.

Color and Type of Deck, and Soffit Color

The motion cast on May 8, 2013, was voted on and approved by the BOD to approve fiboron decking in Tudor brown and paint color for soffit ceiling and joists SW 6074 Spalding Grey

Patio Door Locks

The motion cast on May 24, 2013, was voted on and approved by the BOD to move forward without key locks on the balcony doors

Lacy's Apron Repairs

The motion cast on June 26, 2013, was voted on and approved by the BOD to propose to Lacy to add additional unit aprons to the repairs: 18, 19, 20, 31, 35, 40, and transitions 33/34 and 37/28. The Board also would like Lacy to excavate and then fill 6" gravel in each of the repaired/replaced apron locations. HOA will pay for observation and testing during excavation and fill. HOA will pay for compression tests during the fill. Ask Lacy for price for adding road base sealant between valley pans and aprons.

Pinnacles Bid to Replace the Flat Roofs

The motion cast on July 31, 2013, was voted on and approved by the BOD to tell Pinnacle to start work on units 33 - 40 starting August 12 (the Monday following the Owners' Meeting).

Sealco Bid for Lower EN Parking Area

The motion cast on September 1, 2013, was voted on and approved by the BOD to accept Sealco's bid to seal coat the lower parking lot.

Composite on the 3rd Floor Balconies

The motion cast on September 04, 2013, was voted on and approved by the BOD to install composite decking on the 3rd floor balconies.

Concrete Caulking Bid from Sealco

The motion cast on September 19, 2013, was voted on and approved by the BOD to accept Sealco's bid to caulk the concrete/asphalt joints.

Unit 31 Additional Payments

The motion cast on October 17, 2013, was voted on and approved by the BOD to accept unit 31 payment plan of $1500 additional per month.

Holgate's Contract Extension

The motion cast on October 30, 2013, was voted on and approved by the BOD whether to approve the extension of the construction contract to December 20.

Lacy Settlement – Concrete Aprons

The motion cast on October 31, 2013, was voted on and approved by the BOD to approve the proposed settlement with Lacy is attached, which Bill Lacy has executed. Rick: *I believe it matches the last proposal that we discussed with our attorney. It includes Lacy sealing between the valley pans and aprons at their expense. We would have to install gravel when they remove the concrete at our expense.*

2012 Electronic Votes

Holgate Contract

The motion cast on January 11, 2012, was voted on and approved by the BOD to hire Mick Holgate as General Contractor for 2012 EN capitol work.

Foreclosure Proceedings 24

The motion cast on February 1, 2012, was voted on and approved by the BOD to begin foreclosure proceedings with unit 24.

Retaining Wall and Barb's Bid for Ceiling Repairs for the Flat Roof Ceilings

The motion cast on February 8, 2012, was voted on and approved by the BOD to accept CBL's retaining wall bid and Barbs bid to repair flat ceilings.

Wi-fi Tech Support Fee

The motion cast on February 22, 2012, was voted on and approved by the BOD to pay for the monthly fee for the 800 tech support for the wi-fi annually to save 10%.

May's Bid for Mud Jacking

The motion cast on April 4, 2012, was voted on and approved by the BOD to accept Mays Concrete bid SJ-12-016 [to do] as many units as possible up to $18,000.00 and figure the exact dates with Mays Construction at a later date.

To Proceed with 2012 Construction

The motion cast on April 5, 2012, was voted on and approved by the BOD to proceed with construction and issue the notice.

Colors/Type of Rock, Garage Doors, Mortar, Belly Band

The motion cast on April 5, 2012, was voted on and approved by the BOD to use the proposed choices. I would like the paint we choose to match the roof, mortar and garage door as closely as possible. Stone - Shale Ledgestone, Mortar color - 80H, Garage door – Walnut, and to change the belly band and trim colors to dark brown.

Change Order #1

The motion cast on April 30, 2012, was voted on and approved by the BOD to accept change order #1.

Trim Color

The motion cast on May 5, 2012, was voted on and approved by the BOD to accept the trim color: Sherwin Williams Sable SW6083 for the new trim color for the complex.

Change Orders #2 and #3

The motion cast on May 30, 2012, was voted on and approved by the BOD to accept change orders #2 and #3.

Trim Color - Amended

The motion cast on June 6, 2012, was voted on and approved by the BOD to accept EN brown - adding 4 gallons of brown to the exciting trim color.

Change Orders #4, #5, #6, #7, #8

The motion cast on July 24, 2012, was voted on and approved by the BOD to approve change orders 4-8.

BWA Proposal of Services

The motion cast on August 29, 2012, was voted on and approved by the BOD CBL to accept Ben Whites proposal for services work release #6 for $13520.00

Barb's Painting for Stucco

The motion cast on September 21, 2012, was voted on and approved by the BOD to approve to hire Barb's painting to paint the stucco.

Roof Repairs

The motion cast on September 26, 2012, was voted on and approved by the BOD to repair the roofs of units: 22, 23, 27, 38, 39 for up to $975 per roof in order to repair the roofs so that the water dripping from the master bedroom beam will stop.

Change Orders #9, #10, #11

The motion cast on September 27, 2012, was voted on and approved by the BOD to approve change orders 9, 10, 11.

Rock at Retaining Wall Next to EN 8 and 9

The motion cast on October 9, 2012, was voted on and approved by the BOD CBL to cover the area between EN 24 & 25, and in front of the retaining wall with Bituthene (moisture shield), raise the grade and cover it with stone. The price is not to exceed $810. Compare this with the $6000 bid we received for concrete.

Heat Controls for Concrete Aprons

The motion cast on November 14, 2012, was voted on and approved by the BOD to allocate $2200.00 to have CB Electric install heat controls for one bldg for web controls for roof and concrete heat control. The building will be chosen by Grant.

Pinnacle Bid for Sloped Roofs

The motion cast on December 5, 2012, was voted on and approved by the BOD to accept the Pinnacle bid for adding metal sloped roofs to units 17 and 18.

Update Bylaws and Declarations

The motion cast on December 13, 2012, was voted on and approved by the BOD to update the declarations and bylaws to remove the timeshare information [and pay] an attorney who will do this for $5,000, so that the two docs are in sync with each other and state law.

EN #24 – Late Dues Offer

The motion cast on December 20, 2012, was voted on and approved by the BOD to authorize our attorney to present a minimum counter offer of $36,000 to Balgooyen's attorney. We require a response by December 21, and payment in full by December 27.

2011 Electronic Votes

Hire Mays, SGM, BWA, Lacy for Parking/Sewer/Drainage Work

The motion cast on February 7, 2011, was voted on and approved by the BOD to hire Mays Construction, SGM, and Ben White, and Lacy for the parking/sewer/and drainage work.

Avalanche Roofing Insurance

The motion cast on April 11, 2011, was voted on and approved by the BOD to call Avalanches insurance and at least have the adjuster come out.

Flat Roof Drain Replacement

The motion cast on April 18, 2011, was voted on and approved by the BOD to replace PVC drains with metal.

EN #24 – Late Payment Offer

The motion cast on June 14, 2011, was voted on and approved by the BOD to accept another offer [from 24], in hopes of avoiding foreclosure: He will make immediate payment of $4,000 and another of $3,000 by July 12 and will increase monthly payments to $1,400. It would take him 17 months to pay of the entire balance, if he sticks to the payment plan. I have not added in another assessment for next year, however. The current balance is $22,364.

Lacy Invoices

The motion cast on August 10, 2011, was voted on and approved by the BOD to pay Lacy $227,737.94 – the invoice amount less the asphalt and flow fill

Flat Roof Work

The motion cast on August 19, 2011, was voted on and approved by the BOD to hire Telluride. The new flat roof bid is #6135 for $6,008.00.

CB Roofing – Flat Roofs

The motion cast on September 21, 2011, was voted on and approved by the BOD to accept CB Roofing bid for sloped roofs.

2012 Special Assessment

The motion cast on December 28 2011, was voted on and approved by the BOD to assess each unit $12,500.00.