

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
March 5th, 2025 ~ 3PM MT
Board of Directors Meeting
Conference Call

Call to Order

E Clements called the meeting to order at 3:04pm MT.

Roll Call/Establish Quorum

In attendance –

Evans Clements
Jackie Desposato
Mike Blagden
Noah Goetz
Anthony Perez

A quorum was established with all 5 Board members.

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

Reading and Approval of Past Minutes

December 3, 2024

A Perez made the following –

Motion:	Wavie the formal reading of the December 3, 2024 meeting minutes and approve as drafted
2 nd :	J Desposito
Discussion:	None
Vote:	Unanimous approval

Reports

Manager's Report

S Bearth delivered the manager's report verbally. She reviewed the various projects that CBL assisted with this winter. S. Bearth had a long discussion about snow shoveling. She explained to the board that CBL lost our Toolcat at the beginning of winter. This combined with hand shoveling out the back windows, led to the association being over budget on ground shoveling. M. Blagden asked CBL to inquire with the town of Mt. CB about clearing the entrances to both sections of Eagles Nest, rather than leaving a huge berm that turns to ice and pushing snow towards the back windows from the road above. J. Desposito suggested a new company to use for snow removal. S. Bearth will follow up on that next fall. The Board discussed the water heaters and ages, and the discussion led to considering adopting a rule to

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replace at a certain age and if there can be a damage waiver should an owner refuse to replace. CBL will work on this further for Board consideration.

Financial Report

S Bearth reported that the association had \$151,595 dollars in operating funds and an additional \$185,100 dollars in capital funds as of January 31, 2025. Fiscal year to date, the association is over budget \$3,515 dollars and the majority of that was caused by snow removal. A. Perez asked CBL to monitor snow removal for the remainder of 2025 and try to limit it as much as possible.

Old Business

Capital Plan Tracking and Updates

Roof Repair – Chimney Leaks

M. Geheb asked if there were any roof leaks to report in lower Eagles Nest. Unit 39 had a leak in the master closet. M. Geheb will be doing a complete inspection of the roof repair work that was completed in the fall of 2024 on lower Eagles Nest. It appears that the roof work has helped limit leaks from the roof. M. Geheb would like to propose the same work be completed on the entire complex in 2025.

Hot Tub Replacement – Upper

M. Geheb discussed the various issues he was worried about with the upper Eagles Nest hot tub replacement. He shared that there does not appear to be any major electrical upgrades that will hinder the replacement. M. Geheb is looking for a new hot tub and he will share with the board when he locates a few options.

Parking Lot Maintenance

S. Bearth will meet with SealCO for an estimate and scheduling this spring.

Scrape & Repaint Deck Joists

M. Geheb requested updates from the board members about the paint on the upper balcony deck joists. The members who had their deck joists scraped and painted were happy with the results and how they held up. M. Geheb would like to do this to more decks this year and he will inquire about interest to the membership.

Install Roof Vents

S. Bearth is maintaining a list of roof vents needed and will have the contractor install these in spring on an as needed basis only.

SGM to Reinspect Retaining Wall Replacement

M. Geheb has been continually reminding SGM of this request.

Collection Policy Updates – Pending Attorney Drafting

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New Towing Legislation RE signage – Pending Budget Meeting

New Business

Insurance Amendment Consideration & Climate Update

The Board of Directors discussed the insurance climate and aging fixtures. The discussion revolved around billing back common area damage to negligent owners. The difference between negligence and liability was discussed and CBL was directed to reach out to the association's attorney for language and ideas.

Unscheduled Business

M. Blagden requests CBL to look at the edges of the balconies and try to come up with a better fix for the corners and edges around the deck posts. M. Geheb will look for a better solution than the black caulking that was used in the past.

Establish Next Meeting Date

The next meeting will be held on Wednesday, June 4th, 2025 at 3pm MT.

Adjournment

E. Clements made the following –

Motion:	Adjourn the meeting
2 nd :	N. Goetz
Discussion:	None
Vote:	Unanimous approval

The meeting was adjourned at 5:07pm MT