

Meeting Minutes
Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
Monday, August 3rd, 2026
Immediately following owners meeting

Call to Order

E Clements called the meeting to order at 11:24am MT.

Proof of Notice

Notice was emailed to all owners and posted to the association's website.

Roll Call/Establish Quorum

In attendance-

Evans Clements
Jackie Desposato
Noah Goetz
Mike Blagden
Sara Streigel

A quorum was established with 5 of 6 Board Members in attendance.

Also in attendance, Sierra Bearth and Aldie Berezowskyj, Crested Butte Lodging & Property Management, Inc. staff (CBL), and Roy Cole, Lindy Williams, Joesph Stembridge, homeowners.

Election of Officers

N. Goetz made the following-

Motion: Keep the same slate of officers
2nd: M. Blagden
Discussion: None
Vote: Unanimous approval

This Year's Slate of Officers and Term Expirations:

Evans Clements, President	2028
Mike Blagden, Vice President	2027
Jacqueline Desposato, Secretary	2027
Noah Goetz, Treasurer	2029
Lee Rigby, Director	2028
Sara Streigel, Director	2029

Reading and Approval of Past Minutes

June 16, 2026

N. Goetz made the following-

Motion:	Waive the reading of the June 16, 2026 minutes and approve as drafted.
2 nd :	E. Clements
Discussion:	None
Vote:	Unanimous

Reports

Manager's Report

S. Bearth shared that CBL will be doing a temporary fix for the summer by applying a cold patch to pot holes.

S. Bearth shared that the trash including the blinds at upper Eagle's Nest have been disposed of.

S. Bearth shared that CBL has ordered a new nonslip mat for upper hot tub room shower.

S. Bearth shared that there was a small sewage backup at lower as well as upper. CBL will keep an eye on this. M. Blagden noted tenants could use less ply toilet paper.

S. Bearth shared that Water & San still has not found any potential leak sources following the inspection in the garages.

Financial Report

S. Bearth shared that these were shared in the annual homeowners meeting.

Old Business

Collection Policy Updates - Pending

Capital Plan Tracking FYE 2026

Refinish Garage Doors

S. Bearth shared that weather dependent should be able to complete upper shortly. The lower will get sanded all at once then will coordinate painting on an individual basis with the homeowners. The garage doors will not be usable for 24hrs following being painted. S. Bearth shared that the weather stripping will be replaced by higher grade material.

Project Tracking

Stone Façade

S. Bearth shared that a short list was created by A. Berezowskyj so CBL will work on replacing the missing section.

Retaining Wall Quotes

S. Bearth shared that there is no quote in hand since it's been pushed back on capital plan. N.

Goetz discussed getting retaining wall number from new complex going up by Eagle's Nest as a reference point.

New/Unscheduled Business

Annual Meeting Follow Up

S. Bearth shared that CBL has clearing the storm drains, repairing the broken heater cover, sending out individual deck ratings, and notifying owners when main sewer line work will be done on their list. The Board would like to put storm drain jetting on annual maintenance list late October.

J. Desposato discussed that to minimize annual expense of painting the guardrails, the paint could be taken off and rust them to eliminate a maintenance project. CBL will determine what kind of metal the rails are and if that type of metal can be kept with out painting. CBL will share their findings to the Board via email.

Deck Repairs Progress

S. Bearth shared that holdup on the timeframe to work on the decks is trying to find 2nd bid. CBL did meet with another vendor on site and haven't received an estimate yet. This 2nd contractor did mention the same sentiment of work needing to be done as the 1st.

Capital Plan Tracking FYE 2027 - Pending

Establish Next Meeting Date

The next meeting will be held November 10th, 2026 at 2:30pm MT.

Adjournment

The meeting was adjourned at 12:03pm MT.