

**Eagle's Nest Townhouses of Mt. Crested Butte  
Annual Homeowners Meeting Minutes  
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado  
Monday, August 2, 2010 9:00 a.m. MDT**

**Call to Order**

The meeting was called to order by Wanda Bearth at 9:00 a.m.

**Proof of Notice**

Notice was mailed or email to owners 42 days prior to the meeting. A copy of the notice was included in the meeting packet.

**Roll Call/Establish Quorum**

<i>Owners Present in Person or by Phone</i>	<i>Unit #</i>	<i>% of ownership</i>
Gibbs	2	2.38
Nagem	3	2.38
CBD Investments	4	2.38
Turner	6	2.38
Jennett	7	2.38
Patton	9	2.38
Calhoun	10	2.38
McVaugh	13	2.38
Morrison	15	2.38
Maltby	16	2.38
Powell	20	2.38
Keller	23	2.38
Goetz	27	2.38
Grivas	28	2.38
Baber	31	2.38
Sewell	32	2.38
Warner	33	2.38
Steves	36	2.38
Clark	40	2.38

<i>Owners Represented by Proxy</i>	<i>Unit #</i>	<i>% of ownership</i>
Pinkerton (Warner)	5	2.38
Smith (Grivas)	8	2.38
MacFarland	14	2.38
Timeshare (Warner)	17	2.38
Bertram (Warner)	25	2.38
Timeshare (Warner)	33	2.38
May (Grivas)	34	2.38
Timeshare (Warner)	35	2.38
Timeshare (Warner)	38	2.38
Gall (Sewell)	39	2.38

A quorum was established with 69 % of the membership present or represented by proxy.

Crested Butte Lodging and Property Management (CBL) staff present:  
Wanda Bearth  
Lee Friedman  
Grant Benton  
Jenni Seaman

Guest Speakers:  
Ben White, Ben White Architecture  
Mick Holgate, Holgate Construction

### **Reading and Approval of Past Minutes**

Ron Warner made the following:

Motion: To waive formal reading of the minutes and to approve the 2009 minutes as submitted by CBL.  
Second: Dan Goetz  
Vote: Unanimous Approval

### **Reports**

Manager's Report- The following work was performed on the Eagles Nest property by Crested Butte Lodging's maintenance staff under the direction of the maintenance manager Christopher DeFelice and property manager Grant Benton.

Along with the standard repairs and upkeep such as: plowing, hot tub repairs / chemical tests, and common cleaning, there were a number of other tasks. Some of the larger projects are listed below:

1. Stain Project - All west side windows inside units.
2. Repaired/painted guard rails.
3. Installed four framed boxes around the new electrical services and protect laterals outside per the electrical inspector. CBL also repaired roof over meter of 33/34.
4. Paint/stain units' garage trim.
5. Assisted with the drain work behind Eagles Nest.
6. Inspecting and making advised repairs to one unit's master bedroom ceiling. This work was a test for managing condensation in the master bedrooms.
7. Extensive repairs to one unit from an old roof leak. This unit proved that some of the garage ceiling water damaged could be traced to roof leaks around the chimney box.
8. Steam Cleaned common halls with CBL's machine.
9. Worked with roofer, surveyor, architect, Mt. CB Water and Sanitation department, wi-fi installer – Amerisport, and Holgate Construction on various projects.
10. Sewer backup mitigation and clean up – our least favorite project!

Crested Butte Lodging is excited about the Eagles Nest remodel. From our short but productive time with the contractors and architect we believe this and future project will be a great benefit to the Eagles Nest complex.

Susan Baber advised the membership to contact Amerisport directly for any internet issues as they are now capable of solving many issues remotely. She recommended calling the Amerisport 1-800 number.

Financial Report- The most recent audited financial report has been posted to the website. Wanda reported that to date for this fiscal year the association is ahead of budget in regular operating revenues by \$3,194 and regular operating expenses are under budget by \$12,285.

## **Old Business**

### Phase I:

Steel siding- Ben White, Ben White Architecture, and Mick Holgate, Holgate Construction presented material samples of the steel siding and answered questions about the products being used, methods of installation, durability, aesthetics and cost issues.

Cable TV- Grant Benton presented that new wiring for cable TV has been ordered. Once installed the new wiring should improve reception in the back bedrooms. Over the years multiple splits of the cable wiring had been made thus diminishing the quality of the cable signal.

Crawl space moisture- Ben White presented his findings from studying the snow melt patterns and their effect on crawl space moisture over a period of time. He has determined that the increased amount of moisture is due to direct snow melt and from water seeping in between the concrete and the bedrock. He has determined that this does not present a structural issue and that subsurface draining has produced no signs of mold. His recommendation is to ventilate the crawl spaces (per code regulation) with a mechanical ventilation system. He mentioned that we could possibly address the need for dryer vents during the same project. The membership expressed that they would be interested in slating the ventilation project for next year.

## **New Business**

### Proposed future capital repairs

#### Phase II:

Parking lot- Membership discussion of current issues in the parking lot and potential short and long-term solutions.

Aprons- Issues with incorrect slope and future ice management was discussed.

Sewer Line- Ben White is looking into wrapping the sewer lines in insulation rather than burying them deeper in the soil for time, cost and efficiency reasons.

The Board advised that Phase II and III may span more than 2 years.

#### Phase III:

Overall look- Ben White addressed architectural plans for updating stone veneers, balconies, garage doors, entrance doors and for installing additional lighting during Phase III of the project.

Radon- Rick presented his findings that there is radon present in Eagle's Nest Units. He reported that radon levels are below actionable levels in most units. The one unit with levels within actionable levels has been addressed and corrected.

Special Assessment- The board advised the membership of a special assessment that will be due on April 1, 2011. This assessment will likely be similar to the previous assessment (\$12,000).

## **Members Open Forum/Unscheduled Business**

GCEA work near hot tub- CBL will contact electric company about repairing the asphalt.

Special assessments- membership wishes to be informed about changes in projects and spending allocation and progress towards completion. Rick advised that he will continue to send regular correspondence with the statements and CBL will continue to post construction updates on the association's website: eaglesnestcb.org.

## **Election of Board of Managers (3-year term)**

Ron Warner's term is expiring this year.

Bert Stewart made the following:

Motion: To nominate Ron Warner for another 3 year term.  
Second: William Clark  
Vote: The motion was approved by acclimation.

The 2010 Board of Directors

Rick Grivas (term expires 2011)  
Susan Baber (term expires 2011)  
Dan Goetz (term expires 2012)  
Monique Calhoun (term expires 2012)  
Ron Warner (term expires 2013)

**Establish Date of Next Annual Meeting**

Monday, August 8, 2011- Date was tentatively scheduled and Board will discuss this during the Annual Board of Manager's Meeting directly following this meeting.

**Adjournment**

Rick Grivas adjourned the meeting without opposition of the membership at 11:40am

Approved: \_\_\_\_\_  
Ron Warner, Secretary Date