

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
July 14, 2021 ~ 6pm MST

Call to Order

Joe Stembridge called the meeting to order at 6:04pm.

Roll Call/Establish Quorum

In attendance –

Evans Clements
Joe Stembridge
Mike Blagden
Patrick Johnson

A quorum was established with 4 Board members in attendance.

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

Reading and Approval of Past Minutes

May 19, 2021

E Clements made the following-

Motion: Waive the formal reading of the May 19, 2021 meeting minutes and approve as drafted by CBL
2nd: J Stembridge
Vote: Unanimous approval

Reports

Manager's Report

Roof Vents

W Bearth informed the Board that unit 28 has not reported any leaks during the frequent rains, and CBL believes the vent installation cured the leak in the master bedroom and will be using this for any future leaks reported in the master bedroom.

Deck Posts

W Bearth reported that silicone has been ordered and the project is scheduled to begin in the middle of August.

Fireplace Reports

W Bearth informed the Board that we are on the fireplace contractor's schedule for September to complete the inspections that were missed this spring.

Piezometers

W Bearth reported there is not a recent update from the engineer but CBL is frequently in touch with the engineer and the meters will be monitored again next spring. The Board requested Darrin Duran from Cesare explain the monitoring system and ask if he will check the meters after a large rain.

Financial Report

W Bearth noted that the association had \$238,784 in available cash as of June 30th, 2021. June ended \$3,404 over budget, but this was just a timing issues with the billing of the yearly roof repairs. Year to date, the association is under budget by \$9,471.

Hot Tub Lock Discussion

S Bearth reported the hot tubs have been receiving heavy use and full time tenants have reported incidents of poaching the tubs. The Board discussed adding a combo lock with a programmable code on the tub to be locked during the day and email the code to owners. J Stenbridge suggested taking a poll at the annual meeting to see if owners are in favor.

Jackie Desposato joined the meeting.

Old Business

Tool Cat Rate

W Bearth proposed a rate of \$100/hr for operating the tool cat and \$500/month storage rent on Eagles Nest property given a storage agreement is executed. The Board would like to be named as additional insured on the policy to protect the association from liability.

Bob Cat Sale Discussion

W Bearth, upon question, reported anywhere from \$1,000 - \$2,000 per year is being spent on maintenance. The Board would like to review how many hours the bob cat has been used in the past year. CBL will provide this information in the next meeting.

New Business

2021 – 2022 Operating and Capital Budgets

The Board discussed the proposed operating budget and noted the snow removal expenses. The Board reviewed the capital projects budgeted and potential remaining capital fund balance after the projects without a special assessment. The Board considered repainting of the retaining walls on the capital plan and W Bearth explained that stain will help preserve the railroad ties. The Board suggested doing the engineer inspection of the retaining walls this year,

and staining them next year, if applicable. The Board directed CBL to secure SealCo for September and adjust the budget to \$20,000.

E Clements made the following-

Motion: Schedule the engineer inspection of retaining walls for 2022 and schedule the staining of the retaining walls for 2025 and approve the capital budget
2nd: J Stembridge
Vote: Unanimous approval

E Clements made the following-

Motion: Approve the 2021-2022 operating budget as drafted by CBL
2nd: P Johnson
Vote: Unanimous approval

Unscheduled Business

The Board directed CBL to email pricing on permanent parking passes for the association and sharing the idea with the membership. W Bearth inquired with the Board about any particular items that should be added to the HOA agenda. The Board would like to talk about the hot tub lock, dog waste cleanup, deck post repair and parking permits. The Board discussed adding a dead end sign on lower Eagles Nest to keep lost traffic out of the driveway. J Desposato volunteered to present some sign options in the next Board of Directors meeting.

Adjournment

E Clements made the following-

Motion: Adjourn the meeting
2nd: J Stembridge
Vote: Unanimous approval

The meeting was adjourned at 7:45pm.