

Eagles Nest Townhouses of Mt. Crested Butte
Board of Managers Meeting Notes
January 27, 2010 6:00 p.m. MST
Conference Call - Construction Meeting

In Attendance

Board of Managers present via telephone:

Rick Grivas
Ron Warner
Susan Baber
Monique Calhoun

Crested Butte Lodging & Property Management (CBL) staff present:

Grant Benton
Wanda Bearth

Construction Discussion

The board has received an 'opinion of probable cost' from the architect, Ben White. Included in the document is pricing for:

- Surface runoff, erosion control:
- Asphalt and sewer line work, including lowering the upper sewer lines to code depth. There have been several freezes in the sewer lines on the upper level every year, currently CBL is dealing with a freeze near 15 and 11 had a freeze last week. Replace aprons, concrete drain pans and repaving the driveway (all upper work) was discussed.
- Heated mats may be needed to control ice from accumulated water in the garage. Grant suggested powering the mats from the owner's unit so that owners can turn them on/off as desired. Theft and cord placement are a concern.
- Site work on the lower units includes replacing the sewer lines, the drain pans, asphalt drive, repairing retaining walls:

Grant asked the board to consider apron heat and reminded the board that the roof heat is not turned on very often because of the melt issues in front of the garage doors. CBL spends 50 hours +/- every month chipping ice.

- Exterior renovations, back side-replace loft windows, 3rd floor windows, back side windows, siding replacement. 3 options offered for siding including: synthetic/metal mix, cedar or rough sawn/log profil with 2" of insulation added prior to the siding replacement.
- Front Facades-replace balconies, decks, railings,

Rick adjusted the suggested contingency to cover for anticipated under-collection of assessment monies.

Grant will get with Ted Bemis regarding the removal and re-installation of the windows instead of re-installing