

MEETING MINUTES

Eagle's Nest Townhouses of Mt. Crested Butte Annual Homeowners Meeting Three Seasons Conference Room Monday, August 2, 2021 9:00 a.m. MDT

Call to Order

Joe Stembridge called the meeting to order at 9:02am.

Proof of Notice

Proof of notice was emailed, mailed and posted to the association's website on July 15th, 2021.

Roll Call/Establish Quorum

In attendance-

Unit	Owner	% Ownership	In Attendance	Proxy
1	Randy & Rosemary Ewing	2.50%	Y	
2	James A. & Judith W. Gibbs	2.50%	Y	
3	Richard & Susan Barnes	2.50%	Y	
4	Sonja K. Straus-Mays Aaron Mays	2.50%	N	N
5	Mark Schaeffer	2.50%	N	N
6	George & Bambi Beshire	2.50%	Y	
7	Charles & Rebecca Novak	2.50%	N	N
8	Sylvia Mitchell	2.50%	Y	
9	Monique B. Patton	2.50%	Y	
10	Darren Berns & Kathleen FitzCallaghan	2.50%	N	N
11	Milisa Rizer	2.50%	N	N
12	John Carter	2.50%	Y	
13	Chris Natress	2.50%	Y	
14	Peter Spitz Suat Nee Tan	2.50%	Y	
15	Richard E. Morrison	2.50%		Wanda Bearth
16	Jay & Carolyn Maltby	2.50%	Y	
17	Joseph & Jennifer Stembridge	2.50%	Y	
18	Roy T. Pitcock	2.50%	Y	
19	Michael & Kelli Brown	2.50%	Y	
20	Kelly & John Ritch	2.50%	Y	
21	James Breen & Frank Poeschel	2.50%	N	N
22	Cole Investment Propertie	2.50%	Y	
23	Michael Thornhill	2.50%		Anthony Perez
24	Anthony Perez	2.50%	Y	
25	Christin D. & Albert M. Neroni	2.50%		Wanda Bearth
26	Brian & Ann Sharkey	2.50%	N	N
27	Dan B. & Laurie J. Goetz	2.50%	Y	

28	Alexander	Lillingworth	2.50%	Y	
29	Michael & Nicole	Blagden	2.50%	Y	
30	Patrick & Loretta	Johnson	2.50%	Y	
31	Justin & Mary	Wood	2.50%	N	N
32	Luis & Karen	Vargas	2.50%	N	N
33	Steven & Susan	Murphy	2.50%	Y	
34	Evan	Clements	2.50%	Y	
35	Anita Carmen	Gardner	2.50%	N	N
36	Alex & Zheila	Holloway	2.50%	N	N
37	The Topham Family Trust		2.50%	N	N
38	John & Janice	Clark	2.50%		Joe Stembridge
39	David & Jacqueline	Desposato	2.50%	Y	
40	Daniel & Vicki	Dunkelberg	2.50%	N	N

Please note, “Y” indicates yes for in attendance, “N” indicates no for not in attendance and not represented by proxy.

A quorum was established with 67.50% of the membership in attendance or represented by proxy.

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

Reading and Approval of Past Minutes

HOA Meeting August 3, 2020

R Pitcock made the following –

Motion: Waive the formal reading of the August 3rd, 2020 meeting minutes and approve as drafted by CBL

2nd: J Desposato

Vote: Unanimous approval

Reports

Manager’s Report

S Bearth presented the following report-

1. Engineer Update – Cesare, Inc. was hired to do a ground water study to help determine what factors might be causing the quick deterioration of the parking lot and concrete aprons. The piezometers were installed in front of various garages and monitored throughout the spring. The meters were mostly dry, and the Board voted to leave them in place for one more year to see if a heavier snow load would impact the readings.
2. Deck Posts – CBL completed a trial repair on unit 27’s deck posts using trex decking. This solution turned out to not be a viable option for all decks. At the Board’s direction, CBL researched and purchased a colored silicone caulking to seal all the deck posts to prevent further swelling or water damage.
3. Landscaping – CBL trimmed and sprayed the aspen trees on property that were affected by caterpillar nests and added fertilizer to those trees. CBL removed the rotten aspen tree on the north side of unit A.

4. Roof – CBL and Snow Team CB, a sister company of CBL, responded to several reported leaks this year. Snow Team has had success installing vents at the top edge of the front roof to eliminate a leak that appears in the master bedroom and is caused by moisture collecting in the roof cavity. Proper venting allows the condensation to dissipate.
5. Stain and paint – CBL stained the retaining walls between the buildings and behind the buildings at both upper and lower.
6. Sauna – CBL researched and purchased a new sauna heater for the lower level. EC Electric installed the sauna this winter.
7. Pest Control – CBL responded to several reports of mice in units and filled all gaps and holes in the exterior with spray foam to keep rodents out. CBL also sprayed for ants around both hot tubs.
8. Insurance – Cincinnati Insurance sent notice of non-renewal, citing the need for a fire suppression system inside of each unit and common hallway. We sent RFPs to other carriers and brokers and were offered an attractive package with Farmers Insurance that includes guaranteed replacement coverage for the structure and general liability. The umbrella policy was also renewed, \$15MM in additional liability coverage. Reminder that the HOA provides ‘bare-walls’ coverage. Unit owners must obtain ‘walls-in’ coverage (covering drywall finish such as paint, carpet, fixtures and other contents) and unit owners need to carry their own liability insurance, agents generally recommend \$300,000 in liability coverage.
9. Garage Doors – CBL inspected all garage doors and replaced 19 garage door seals where the old ones had failed or were damaged. We’re still working on a solution for one of the ‘people’ doors that’s been affected by some settling.
10. Plumbing – We responded to several instances of a clogged toilet in the common area bathroom. Please remember, “flushable” wipes do not disintegrate like toilet paper and should not be flushed. CBL was also able to clear a garage floor drain when 3rd party professionals weren’t able to respond in a timely manner. CBL is also in the process of unclogging the apron drains where needed.
11. Signs – CBL purchased and installed various signs to improve community enjoyment. This includes informative dumpster signs, dead end/no outlet and a pet clean up reminder sign. CBL also purchased and will be installing another dog waste station by unit 40.
12. Crawl Space and Water Heater Access – CBL has been responding to and assisting with access to crawl spaces and water shut off regularly. CBL has been going behind contractors to ensure there are not any rips in the radon barriers, there are no leaks, and nothing was tampered with.
13. Retaining Walls – CBL completed the yearly inspection of the retaining walls on property and found damage on the north side of the upper retaining wall. An engineer has advised that is not of immediate concern, but we will continue to monitor that area.
14. Radon Tests – CBL performed the yearly radon test and did not find any concerning readings.
15. Hallway Carpet-We steam cleaned the hallway carpets this spring.
16. HOA Reminders –
 - A. Remodeling – You might not need a building permit from the town for certain renovations but you will always need to get approval from the HOA before performing any remodeling work that will involve any exterior modifications or significant interior work such as (but not limited

t) plumbing or wiring or parking a dumpster on site. Please email Sierra@CrestedButteLodging.com for information on getting HOA approval to remodel.

B. Keys – New owner, new code, or new lock, please ensure CBL has emergency access to your unit. In case of leak or other emergency, the Eagles Nest governing documents require the property manager have access. CBL can make copies of keys free of charge.

C. Dogs – Only owners are allowed to have dogs on Eagles Nest property. Please note, Mt. CB does have a leash law that requires pets to be on leash while outside. Please clean up after your pet.

D. STR – Please email Sierra@CrestedButteLodging.com for HOA Approval to Short Term Rent

E. Website – The association’s website is filled with information! www.eaglesnestcb.org 1. Please inform your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, meeting minutes and other important items from the Eagles Nest website. The password is: 31marcellina

17. COVID-19 - The Gunnison Valley Public Health Order in response to COVID19 sunset on July 1, 2021. Gunnison valley has enjoyed a busy summer full of travelers after a long year.

18. Please check the Eagles Nest website for updates on Capital work, Rules and Regulation updates, etc. Please remind your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, and other documents on the Eagles Nest website: www.eaglesnestcb.org...Please let us know if you have any questions, comments, or ideas!

Financial Report, YE 8/31/2020

L Friedman reported that the association ended with \$229,084 in available cash. The association had an operating net income of \$27,547 at the end of the year, with a total net income of \$36,845.

Financial Report, YTD 2021

L Friedman summarized that the association had \$238,783 in available cash as of June 30th, 2021. The association has a negative net operating income of \$3,099 year to date, but the association is actually under budget by \$9,471.

Excess Income Resolution

W Bearth explained that excess revenue can be forward to future expenses or refunded to the membership. The association might have to pay taxes on this amount if there is not a loss carry forward.

R Ewing made the following –

Motion: Encourage the Board to roll any excess revenue into the association’s capital account

2nd: J Gibbs

Vote: Unanimous approval

Old Business

Parking Lot Management

S Bearth explained that the association is on SealCo's schedule this summer for crack sealing and seal coating, with our preferred time being in September or October. The upper lot will be stripped by SealCo this year.

New Business

Approved Budget

W Bearth presented the approved budget which does not include a dues increase and shows a negative net income of \$472. The association has a large operating reserve and plans to cover the negative income with that.

Capital Repair Plan

W Bearth reviewed the capital work scheduled for the upcoming fiscal year for a total of \$79,510.

Hot Tub Discussion

A Perez requested the hot tub be open year around.

J Desposato made the following-

Motion: Keep the hot tubs open all 12 months of the year

2nd: R Ewing

Discussion: The association discussed the extra cost estimating labor to be anywhere from \$2,000 to \$4,000 extra in labor. The Board discussed evaluating how much extra this will cost at the end of the upcoming fiscal year. The members considered having just the lower tub open but several owners on the upper level requested the upper tub be open as well.

Vote: Majority approval

S Bearth explained that the hot tubs are likely being poached and heavily used. A cheap solution would be adding a combination lock to the tubs for owners to unlock and open. The owners generally seemed in favor of having a combo lock on the gate to the hot tub.

Rules & Regulations Reminder RE: Dog Waste Clean Up

S Bearth reminded owners to clean up after their pets and informed them that a dog waste station has been installed by unit 40 to increase the convenience of clean up.

Members Open Forum/Unscheduled Business

A Perez asked about owners being able to drop their recycling off in Riverland as part of the Waste Management contract. CBL will contact Waste Management. S Mitchell expressed concern about how much bare earth was exposed behind the upper level. The Board will look at the hillside. A Perez mentioned that the Lodge at Mountain Square offers paid over night parking in their under-ground lot and CBMR allows trailer parking in their dirt lot for a fee by going to the ticket office. W Bearth shared a concern of Rick Morrison's regarding the proper operation of the French drains behind the buildings and CBL confirmed the drains are functioning properly. A Perez requested "quiet hours" sign be posted in all common area hallways. The association discussed how to manage short term renters and possibly creating an agreement between the HOA and the owners that are short term renting their units in Eagles Nest.

Election of Board of Directors

Two 3-year Terms

M Blagden nominated himself for re-election.

J Desposato nominated herself for re-election.

A Perez nominated himself for Board of Directors, and upon discussion, rescinded his nomination. If a vacancy opens on the Board this upcoming year, A Perez will be contacted to fill the seat.

By acclamation, J Desposato and M Blagden were re-elected to the Board of Directors.

Date of Next Annual Meeting

The next annual meeting will be held on August 1, 2022 at 9am MDT.

Adjournment

E Clements made the following-

Motion: Adjourn the meeting

2nd: P Johnson

Vote: Unanimous approval

The meeting was adjourned at 11:37am.