

**Eagles Nest Townhouses of Mt. Crested Butte
Board of Managers Meeting Minutes
November 17, 2009 6:00 p.m. MST
Conference Call - Construction Meeting**

Call to Order

Rick Grivas, Eagles Nest Association President, called the meeting to order at 6:00 p.m.

Roll Call/Establish Quorum

Board of Managers present via telephone:

Rick Grivas
Ron Warner
Susan Baber
Dan Goetz
Bob Patton

A quorum was established with 5 of 5 board members present.

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

Grant Benton
Wanda Bearth

Reading and approval of past meeting minutes

Rick made the following-

Motion: Waive formal reading of the August 3, 2009, Board of Manager's meeting minutes and approve as submitted.

2nd: Bob

Vote: Unanimous Approval

Rick made the following-

Motion: Waive formal reading of the August 24, 2009 meeting minutes and approve the minutes with an edit in the financial section to represent the total arrearage.

2nd: Bob

Vote: Unanimous Approval

Rick made the following-

Motion: Approve September 2, 2009, minutes with change in wording, replacing the word "camera-ed" with "inspected with camera".

2nd: Bob

Vote: Unanimous Approval

Architect Committee

Rick has been assisting with the Building Committee during Bob's absence. Ben White has submitted contracts which Rick and Bob will review over the course of the next week. Wanda will forward the contracts to the association's attorney for review.

Building and Planning Committee

Roof heat-Grant reported that the roof heat was not working on 5 units (units 23-26 and 40), but Telluride Roofing has already repaired 4 of those 5. The last unit will be fixed soon.

Roof project manager-Rick Grivas confirmed that Rich Reeser is no longer overseeing the roofing project, and Ben White will now take over that project.

Drainage-The grading has been finished and the slope toward the sewer drain has been improved. The bank is now covered with snow so re-seeding has been postponed.

Loft windows-the board has received and reviewed a bid for caulking and painting the loft windows; the bid was not accepted at this time.

Outside electrical feed replacement-Grant reported that the panels are replaced and subsequent work required by the state electoral inspector was completed by CBL. This work included placing fill and sand around the new feeder lines.

Operations

Insurance- Wanda reviewed the property, business and director and officer's insurance coverages with the board. Bob asked Wanda to check into an "agreed amount" as a possible cost saving measure for the association's property coverage.

Carbon Monoxide detectors-the association sent a letter recommending installing CO detectors. CBL has already installed detectors in the rental units and timeshares, as required by new legislation.

Adjournment

Rick Grivas adjourned the meeting at 7:25 p.m.

Approved: _____
Ron Warner, Secretary (date)