

**Eagle's Nest Townhouses of Mt. Crested Butte**

**Meeting Minutes**

**Skype Conference Call**

**November 14<sup>th</sup>, 2018 6pm MST**

**Call to Order**

Richard Cook called the meeting to order at 6:07pm

**Roll Call/Establish Quorum**

Evans Clements

Joe Stembridge

Richard Cook

Jacqueline Desposato

Patrick Johnson

A quorum was established with 5 board members in attendance.

Also in attendance was Dave Desposato, home owner.

Also in attendance was Wanda Bearth and Grant Benton, Crested Butte Lodging (CBL) staff.

**Reading and Approval of Past Minutes**

R Cook made the following-

Motion: Waive formal reading and approve the August 6, 2018 meeting minutes as submitted by CBL

2<sup>nd</sup>: J Stembridge

Vote: Unanimous approval

**Managers Reports**

Snow Storage Lot 6 – W Bearth explained that the lot currently being used to store the majority of the snow plowed away from Eagle's Nest sold, and the new owner is planning to do something with lot in 2 to 3 years. This will require the snow to be hauled out, which will mostly likely double the cost of plowing for the budget. There is a lot below Eagles Nest, that might be able to be used, but nothing has been worked out with the owner currently.

Asbestos Testing – W Bearth explained that there was a concern regarding the popcorn ceilings being infected with asbestos. The ceilings were tested for asbestos and came back negative, and the popcorn ceilings are no longer a concern.

Financial Statement – W Bearth explained that the August financial statement was the year end, and was showing a net income of almost \$39,000. P Johnson questioned why September was running over budget for maintenance. W Bearth explained there were some unplanned expenses. Two man hole covers shifted and were not flush with the parking lot anymore and were getting damaged by the plow truck and damaging the plow truck. The covers were repaired and sitting flush again. Maintenance labor will also even out over the next couple of months, because the labor for staining around the hot tub was billed in September. The board agreed to a \$3,000 budget for this repair and the project came in at just over \$2,000. Ultimately, it is just a timing issue for the budget being over in September.

### **Old Business**

Rules Draft-Dogs – W Bearth suggested eliminating the provision allowing long term renters to have small dogs, because there have been increasing issues with short term renters bringing in dogs and not following the rules. The issue was also discussed at the annual meeting, would like to remove part b of section 2 from the rules. It was discussed and agreed to allow grandfather rights to long term tenants who already have dogs. A notice will be sent out to homeowners requesting the dogs be registered per the rules, and proof of the long term lease is provided.

J Stembridge made the following-

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|-------------------|---|
| Motion:           | Remove part b of section 2 that allows dogs, but to grandfather in long term tenants that already own dogs. Any new tenants will not be allowed dogs. |
| 2 <sup>nd</sup> : | E Clements  |
| Vote:             | Unanimous approval  |

Carpet Decision – J Desposato explained the carpet choice she had picked, a high quality brown plaid. W Bearth explained that the carpet installer had quoted that to match the pattern of the carpet through the entire hallway, there were would be an additional \$4,000 cost for materials and a bit of waste, making the total of the project around \$34,000. P Johnson volunteered to look at some other carpet options and vendors for a better price. Per R Cook’s request, W Bearth will go back to the original vendor and installer to see if there is a discount that can be applied. W Bearth will bring her findings back to the board for a decision to be made.

### **New Business**

Declaration Amendment Progress – W Bearth explained that there is a proposed change to the HOA coverage to reduce it to bare walls. Currently, the HOA has all in coverage. The switch will reduce the HOA premium and place individual risk more on the individual owners. The HOA would still cover anything considered common space, including unit studs and sub floors. Currently, lenders have a large say in the declaration amendment process. W Bearth is going to get approval from lenders first to make sure the association can go forward this this change.

Responsible Governance Policies – W Bearth explained that per the attorney’s opinion these policies should be a separate governance document. These policies didn’t cost the HOA anything; it was basically a copy and paste from previously written policies and amended to be in line with the current HOA guidelines. The governance policies will be voted on at the next meeting in February.

**Establish Date of Next Meeting**

The next board meeting will be held on February 20<sup>th</sup>, 2019 at 6pm MST via Skype.

**Adjournment**

R Cook adjourned the meeting at 7:50pm