

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
May 19, 2021 ~ 6pm MST

Call to Order

W Bearth called the meeting to order at 6:02pm.

Roll Call/Establish Quorum

In attendance-

Evans Clements
Patrick Johnson
Mike Blagden

A quorum was established with 3 Board members in attendance.

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

Officer Election

P Johnson made the following-

Motion: Appoint J Stembridge as President, E Clements as Vice President, P Johnson as Treasurer, J Desposato as Secretary and M Blagden as a Director
2nd: E Clements
Vote: Unanimous approval

Reading and Approval of Past Minutes

February 16, 2021

P Johnson made the following-

Motion: Waive the formal reading of the February 16, 2021 meeting minutes and approve as drafted by CBL
2nd: M Blagden
Vote: Unanimous approval

Reports

Manager's Report

Roof Possible Venting Concerns

W Bearth informed the Board that CBL has found issues with condensation in the roof creating leaks in the master bedroom across several units. The roofing company and CBL's sister company, Snow Team CB, has been able to install some vents on the roof which has been successful in fixing the leaks. Snow Team CB has been completing the repairs as leaks are reported or discovered.

Property Inspection

W Bearth reported that management walked the entire property looking for any issues as previously directed by an engineer. She reported that we found at the top of the upper level driveway, by the hot tub, there was a soldier beam that did not look like it was built properly. W Bearth brought a structural engineer to look at the problem, who informally stated the issue is not urgent but should be repaired.

Retaining Walls-Engineer Opinion

W Bearth reported the retaining walls next to unit 40 are decaying and could be removed but are not a structural concern.

Paint/Stain Maintenance & Capital Work

W Bearth reported that the back windows likely need a fresh coat of paint and CBL will be inspecting the window trim and roof trim to see where paint is needed.

Radon

W Bearth reported that CBL is in the process of taking the radon readings, and one unit was reading over 10. Radon mitigation was completed and the unit is now reading under 2. CBL will finish the readings in the next few days and continue to monitor the radon levels regularly.

Piezometer Update

W Bearth informed the Board that the engineer reported that the majority of the piezometers were dry. The engineer recommended leaving the piezometers in place for another year to get readings on a better snow year.

Fireplace Reports

S Bearth reported that only one unit's fireplace was not inspected due to blocked access. No units required necessary repairs for operation.

Unit Transfers: 20, 13, 14, 15

W Bearth updated the Board on the several unit sales in the complex. The Board requested the names of the new owners, which CBL will provide.

Financial Report

W Bearth reported that the association has over \$228,000 in available cash. The owners are all in good standing and many owners have prepaid their dues. The association is running under budget by roughly \$14,000 fiscal year to date.

Old Business

Deck Post Repair Option

W Bearth reminded the Board of the wrap around the base of the posts on the decks that is separating from the posts on the majority of the units. CBL did an experimental repair with trex decking, but the swell of the post makes it an imperfect square. CBL does not recommend this repair for all the units, but instead to apply colored silicone sealant to the corners to keep out the water. The Board directed CBL to get silicone on the posts to prevent further water damage.

Insurance Proposal-Farmers

W Bearth shared with the Board that Farmers offered an attractive proposal for the HOA. It seems a few insurance carriers have been pulling out of Colorado due to high risk of floods and fires. She gave a brief overview of the guaranteed coverage and the deductible offered by Farmers. The new proposal is only about two thousand dollars more than the current premium per year.

E Clements made the following-

- Motion: Accept the Farmers proposal for general liability and the umbrella and consider the additional umbrella at a later time
- 2nd: P Johnson
- Vote: Unanimous approval

New Business

Toolcat Garage Rent/Hourly Rate

W Bearth informed the Board that CBL recently purchased a toolcat and is looking for a place to store it. CBL would like to work out a deal with the HOA to store it in their garage. The Board requested CBL email some specific numbers on revenue and expense estimates.

Bobcat Sale w/Attachments

W Bearth shared some concerns regarding the bobcat that it's not frequently used because its hard to find a driver. W Bearth recommended selling the Bobcat.

Unscheduled Business

The Board decided to have a combo in person and Zoom meeting for the upcoming annual meeting as long as the Gunnison Valley Public Health Order is sunset as planned on July 1, 2021.

Establish Date of Next Meeting

The next Board meeting will be held on July 14, 2021 at 6pm via Zoom.

Adjournment

P Johnson made the following-

Motion: Adjourn the meeting

2nd: E Clements

Vote: Unanimous approval

The meeting was adjourned at 7:46pm.

DRAFT