

## Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte  
Board of Directors Meeting  
Conference Call  
December 14, 2022 ~ 5pm MT

### Call to Order

E. Clements called the meeting to order at 5:04pm MT.

### Roll Call/Establish Quorum

In attendance:

Evans Clements  
Mike Blagden  
Anthony Perez  
Patrick Johnson  
Jackie Desposato

A quorum was established with 100% of the board in attendance.

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

### Reading and Approval of Past Minutes

-August 1, 2022

P. Johnson made the following-

Motion: Waive the reading of the August 1, 2022 meeting minutes.  
2<sup>nd</sup>: A. Perez  
Discussion: None  
Vote: Unanimously approved

### Reports

#### Manager's Report

S. Bearth discussed the gap in the flashing between the deck beams on the underside of the master bedroom deck where moisture is entering the building and causing some drywall damage in units 20 and 3. J. Desposato reported mold showing up under the carpet near the master closet, making 3 units experiencing moisture issues in the same area of the unit. CBL offered to inspect and fill all gaps on decks. CBL will send out an email to all owners explaining the issue, and ask that they self-report any leaks, or water damage. Josh and crew have installed roof vents on all units that reported leaks last year. Evidence is pointing more and

more to using fans as a remedy to mitigate the moisture and prevent drips. A possible remedy would be installing a humidistat in each unit to kick on at a certain humidity level, and exhaust until it reaches an acceptable humidity level. Units 20, 23, 24, 26, 27, 29, 34, 35, 36, & 39 have been vented and are being tracked to assess the best method to fix the moisture mitigation issue. S. Bearth reported that while the mud-jacking has worked, and they cleared the French drain behind the lower building, they discovered that unit 25 did not have a foundation drain installed past the stub-out.

The parking lot light project came in under the \$15k budget at \$5,800, after savings due to Rodney running the trencher and the electrician coming in under budget.

### Financial Report

The association has \$216,863 in total cash as of November 30th. The \$751 on the balance sheet from town of Mt. CB will come back once they see the seed in the spring below the retaining wall. 3 people owe on the special assessment. Postage and office supplies are over-budget due to the post office fees going up to \$170 for a PO Box. The HOA is over budget YTD by \$5k. P. Johnson asked if there was any reason the hot tubs were running over budget so early in the season. M. Hart reported a purchase of hot tub chemicals to keep the tub running for a while before having to order more. E. Clements inquired about the Fire/Life safety costs related to Western Slope Fire inspecting the fire extinguishers. Discussion moved to snow removal billing through Lacy and Pinnacle, and how they charge per removal. J. Desposato expressed concern about the snow pile at the end of the lower Eagles Nest parking lot. The snow is taking up parking space, and adding pressure to the railing on the South end of the parking lot. W Bearth will coordinate with Lacy.

### **Old Business**

#### Cable Discussion and Decision

After the results of the cable survey, and the reception at the annual meeting, the board discussed cancelling the cable package for the HOA, and allowing each owner to pick up their own bill for cable TV in their unit.

J. Desposato made the following-

- Motion: Cancel Spectrum bulk cable account
- 2<sup>nd</sup>: M. Blagden
- Discussion: Board brought up the internet package offered to the HOA by Resort Internet, and believes it would be a substantial savings over the current internet and cable deal. Difficulties in negotiating bulk contracts with Spectrum are creating another hang-up on finding a resolution to the internet issue. Board agreed to poll the owners in a separate survey to discuss a bulk internet account as opposed to the cable account, and gauge how people are feeling about it.
- Vote: Unanimously Passed

CBL will notify owners of the cancellation of Cable in March 2023 when the contract expires, and advise them to seek alternate sources of cable service or TV entertainment.

#### Hot Tub Gate Discussion

S. Bearth presented the options we researched to provide an audit option on the hot tub gate in order to track hot tub usage. Prices were a bit steep, but E. Clements offered another company as an option to look into. Board agreed to table hot tub lock discussion due to the fact the hot tub fencing would also have to be greatly improved.

#### Short Term Renter Amenity Fee

The short-term rental fee would require a declaration change in order to pass. The lawyer is able to draft an amendment in a couple of hours if necessary. Board discussed polling the owners and seeing who would be amenable to paying the short-term rental fee. J. Desposato gave a few examples of other complexes on the mountain who have successfully charged a short-term rental fee to their owners. Board talked about the need to engage the rest of the homeowners about the rental fee and their willingness to pay an extra fee.

#### Piezometer Report Discussion

The report summary from Cesare mentioned the lack of foundation drains in end units 8, 16, and 25. M. Hart has agreed to engage a civil engineer about drafting construction drawings and an estimated cost for installation of the foundation drains in these units. He will send them along to the board once he has the options in hand. Board requested the mud-jacking history to better inform their construction decisions going forward. The possibility of installing a sump-pump in the crawl spaces to deal with the ground water was also briefly discussed. M. Hart agreed to research the cost for sump pump installation to give the board another option.

### **New Business**

#### Window Frame Discussion

At least 10 owners have come to CBL to replace windows with rotted out frames. The windows are the owner's responsibility; however they were all replaced around 10 years ago, and are already showing signs of degradation. The windows not being closed and locked properly seems to be the biggest contributor and windows will remain owner responsibility.

### **Unscheduled Business**

#### **Establish Next Meeting Date**

The date of the next meeting will be Thursday, February 16<sup>th</sup> at 5pm MT.

## **Adjournment**

Made the following-

Motion: Adjourn meeting  
2<sup>nd</sup>: J. Desposato  
Discussion: None  
Vote: Unanimously passed

Meeting was adjourned at 7:41pm MT.

DRAFT