

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
February 16, 2022 ~ 5pm MT

Call to Order

E Clements called the meeting to order at 5:05pm.

Roll Call/Establish Quorum

In attendance-

Evans Clements
Mike Blagden
Pat Johnson
Jackie Desposato
Joe Stembridge

A quorum was established with all 5 Board members in attendance.

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

Reading and Approval of Past Minutes

December 1, 2021

J Desposato made the following-

Motion: Amend the December 1, 2021 meeting minutes to include the final sales price of the bob cat and approve as amended
2nd: M Blagden
Vote: Unanimous approval

Reports

Manager's Report

Crawl Space Checks – Follow Up

S Bearth reported that all crawl spaces have been accessed and inspected, except for unit 18 with a broken latch. CBL is still working to repair the latch.

Hydropatch Follow Up

S Bearth reported the hydropatch under unit 27 is complete. CBL staff chipped out concrete around the pipe, wrapped the pipe in jute and then patched the concrete with expanding concrete mix. CBL has checked the patch periodically and the patch is dry and holding up well.

PRV / Water Pressure Follow Up

S Bearth reported that CBL tested the PRVs that service units 39/40 and 29/30. CBL found rust in 39/40 PRV and found a failing PRV in 29/30. The Board directed CBL to replace PRV in 39/40 and 29/30. The Board also asked CBL to check the PRV in 34/33.

Mold in Water Heater Closet Follow Up

S Bearth reported that the mold has been treated several times with bleach and inquired if the Board would like Kilz applied on the concrete. CBL was directed to paint the water heater room with Kilz.

Financial Report

W Bearth reported that the association had \$230,421 in available cash on January 31, 2022. The association went over budget in January, largely due to snow removal. Year to date, the association is over budget by \$26,178. W Bearth suggested the association do limited snow removal for the rest of the fiscal year, which would allow the association to be able to catch up on the budget overage. The Board of Directors agreed to do limited snow removal for the rest of the fiscal year.

Old Business

Property Signs

J Desposato presented a proposal for a property sign at the entrance of Lower Eagles Nest that would help direct tourists. The Board liked having 'no outlet' and 'private driveway' on the sign. The Board discussed having 8 feet posts to keep the sign high enough off the ground. The Board would like to see another proposal on a bigger sign, and would like to know what the Town of Mt. Crested Butte would allow for height and size of the sign. J Desposato will get another proposal and meet with Town on the requirements.

Hillside Landscaping Plan – Pending for summer 2022

Piezometer Follow up – Pending for summer 2022

New Business

Capital Budget Amendment RE: Roof Vents

W Bearth reported that units 20, 23, 24, 27, 28, 29, 26, 34, 35, and 36 have reported leaks in the master bedroom and likely need roof vents installed to prevent the buildup of condensation. W Bearth suggested the association get an accurate inventory of which units have roof vents already installed. The Board inquired about using a drone to do this inspection. CBL will look into this. W Bearth noted that some bathroom fans are no longer connected to outside and making sure the connection is secure will help with some of the issue. The Board discussed doing a candle test to determine if unit fans were working.

Establish Date of Next Meeting

The next meeting will be held on Wednesday, April 27th at 5pm MT.

Adjournment

J Stembridge made the following-

Motion: Adjourn the meeting

2nd: M Blagden

Vote: Unanimous approval

The meeting was adjourned at 7:04pm MT.