

Meeting Minutes
Eagle's Nest Townhouses of Mt. Crested Butte
Annual Homeowners Meeting
Conference Call
Monday, August 3, 2020
9:00 a.m. MDT

Call to Order

R Cook called the meeting to order at 9:02am MDT.

Proof of Notice

Proof of notice was provided in the meeting materials.

Roll Call/Establish Quorum

In attendance-

Unit	Owner	In Attendance	Proxy
1	Randy & Rosemary Ewing	Y	
2	James A. & Judith W. Gibbs	Y	
3	Richard & Susan Barnes	Y	
4	Nathaniel & Lauren Buchheit	Y	
5	Mark Schaeffer	Y	
6	George & Bambi Beshire	Y	
8	Sylvia Mitchell	Y	
9	Monique B. Patton	Y	
12	John Carter	Y	
13	Richard & Ann Cook	Y	
14	Richard & Ann Cook	Y	
15	Richard E. Morrison	Y	
16	Jay & Carolyn Maltby	Y	
17	Joseph & Jennifer Stenbridge	Y	
18	Roy T. Pitcock	Y	
19	Ron & Cydney Creech	Y	
25	Christin D. & Albert M. Neroni		Wanda Bearth
27	Dan B. & Laurie J. Goetz		Wanda Bearth
28	Marcus & Morgan Qualls	Y	
29	Michael & Nicole Blagden		Wanda Bearth
30	Patrick & Loretta Johnson	Y	
33	Steven & Susan Murphy	Y	
34	Lapis Sky LLC	Y	
37	The Topham Family Trust		Evans Clements
38	John & Janice Clark		Richard Cook
39	David & Jacqueline Desposato	Y	
40	Wanda Bearth	Y	

A quorum was established with 67.50% of ownership in attendance or represented by proxy.

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

Reading and Approval of Past Minutes

August 5, 2019

R Creech made the following –

Motion: Waive the formal reading of the August 5, 2019 meeting minutes and approve as drafted

2nd: P Johnson

Vote: Unanimous approval

Reports

Manager's Report

G Benton reported the following-

- COVID-19: The Public Information Officer has reported that our county is at risk of being moved to the more restrictive 'yellow' zone, as 2 indicators have already been met (3 or more testing positive per day for any 3 days in a 7 day period and the 14 day average is more than 5% positive). Please help keep us in the 'blue' zone by continuing to practice physical distancing, wearing your mask in public and washing your hands frequently. Moving into the yellow zone will put further restrictions on restaurants, retail, gathering sizes and limit occupancy in lodges to 50%.
- The Board, CB Lodging, and SGM and Cesare Engineering is working on improving the water drainage. We assisted with the property and garage inspections this spring. The virus prevented the engineers doing some of the work/testing. They will resume in the spring of 2021.
- CBL repaired several damaged garage ceilings (the ones that were accessible). Please let us know if you have any sheetrock damage in the ceiling of the common area hallway, garage ceiling or inside your unit. At times common hall ceiling have had leaks at the top of the common stairs. Most of the leaks can be tracked to unit bathtubs not having sealed caulking, leaks around the toilet, or tub control valves failing.
- The office staff prepared HOA documents for owners to include with their short term rental application. Email Sierra@crestedbuttelodging.com if you need the parking plan or HOA authorization to rent.
- Fire extinguisher inspections were performed. CBL has all unit fire extinguishers inspected every fall. The fastest (cheapest) method is for owners/tenants to place their extinguishers in the hall the day of the inspection. We need a working key to everyone's unit front door. We will email all owners and post signs at least 3 days before we do fire extinguisher checks.
 - Fireplace inspections and cleaning will be completed in late August or September. We will email owners and post signs 3 days before we need to go into units. Since not every unit has a fireplace we will only be going into units that have working fireplaces. If you have installed a new fireplace within the last 12 months please let us know so we can add it to the list.
- Cardboard recycle dumpster. Reminder: only newspaper and broken down cardboard can go into the cardboard recycle. Last year the board chose to abandon recycling bins as waste management was frequently charging the association for contaminated recycling and would not pick up the recycling.

- CBL has serviced the HOA's skid steer as needed throughout the year.
- REMINDER: If you rent your condo short term or long term or before you sell your condo you need to follow Colorado state law when it comes to Smoke/CO detectors. Please visit the Eagles Nest website for more information: www.eaglesnestcb.org/documents.
- Please remember that the crawl space under your unit is HOA space, and we have a radon vapor barrier and equipment in the crawl spaces we need to protect. Do not open the crawl space door. If a contractor needs to get into the crawl space please call the CBL front desk for assistance: 970 349 2449. CBL recently inspected the radon mitigations systems and they appear to be functioning properly.

Financial Report, YTD 2020

W Bearth reported that last year's financials are posted to the HOA website, which is EaglesNestCB.org. W Bearth reported that Eagles Nest has \$207,595 in available cash. She informed the Board that fiscal year to date, the association is under budget by \$26,343.

Excess Income Resolution, 2020 Fiscal YE

W Bearth presented the three options of paying taxes on surplus operating funds, returning it to homeowners, or forwarding it to future expenses.

J Stembridge made the following-

- Motion: Forward any operating surpluses to future expenses
 2nd: R Creech
 Discussion: The owners discussed the benefit of having the money forwarded to next year given the unknowns of the economy
 Vote: Unanimous approval

Old Business

Lot Striping

W Bearth reported that the solid white line from Marcellina lane will be continued so visitors do not confuse the drive way with Marcellina lane.

J Stembridge made the following-

- Motion: Direct CBL to study the parking lot issues and explore possible solutions
 2nd: R Cook
 Discussion: W Bearth reported that an architect was hired to design parking stalls. The parking plan was not desirable so the Board is pursuing other options to manage the parking space. The ownership discussed a back line to make sure vehicles park tight to the guardrail. The ownership discussed having guidelines for parking posted in short term rental units. The ownership discussed signs along the guardrail. W Bearth will go back to the architect to see if he can offer any further ideas for the Board to consider. W Bearth reported that CBL will get more information on the suggestions provided and look into permanent parking passes.
 Vote: Unanimous approval

New Business

Approved Budget

W Bearth reviewed the budget and noted the net income is \$0 for the upcoming fiscal year with no increase to dues and minimal capital work.

Capital Repair Plan

W Bearth reviewed the capital projects for the year with the largest being sealcoating of the parking lot. G Benton added that CBL is working on getting the saunas repaired, but struggling to find an interested contractor.

Members Open Forum/Unscheduled Business

The ownership discussed the response of county health officials regarding COVID. S Mitchell asked about planting on the back hillside and asked for permission to throw some seeds down. The ownership was ok with this as long as native, deep rooted seeds are used to help prevent erosion. E Clements asked owners to make sure renters are aware of the non-smoking policy at the association. Upon request, CBL will investigate swelling in the deck posts for one unit. If other owners have this issue, they are asked to report it to Grant@CrestedButteLodging.com

Election of Board of Directors

One 3-year Term

By acclamation, Patrick Johnson is re-elected to the Board of Directors.

Date of Next Annual Meeting

Per the bylaws, the next meeting will be held on August 2, 2021 at 9am MDT.

Adjournment

J Gibbs made the following –

Motion:	Adjourn the meeting
2 nd :	E Clements
Vote:	Unanimous approval

The meeting was adjourned at 10:35am MDT.