

**Meeting Minutes**  
**Eagle's Nest Townhouses of Mt. Crested Butte**  
**Quarterly Board of Directors Meeting**  
**May 15th, 2019 ~ 6 p.m.**

**Call to Order**

R Cook Called the meeting to order at 6:01pm MST.

**Roll Call/Establish Quorum**

In attendance-

Richard Cook  
Evans Clements  
Patrick Johnson  
Jackie Despato

A quorum was established with 4 of 4 board members in attendance.

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

**Reading and Approval of Past Minutes**

February 20th, 2019

E Clements made the following -

Motion: Waive the formal reading of the past minutes and approve as submitted by CBL  
2nd: P Johnson  
Vote: Unanimous approval

**Reports**

Manager's Report

W Bearth presented the following Manager's Report-

- Common hallway doors – waiting on access to 7 and 8 to complete capital project
- Common hallway carpet – starting capital project May 16, 2019
- Recycling – cardboard lid has been replaced, can/bottle toter have been sent back to WM.

Financial Report

S Bearth reviewed the following financial recap with the Board –

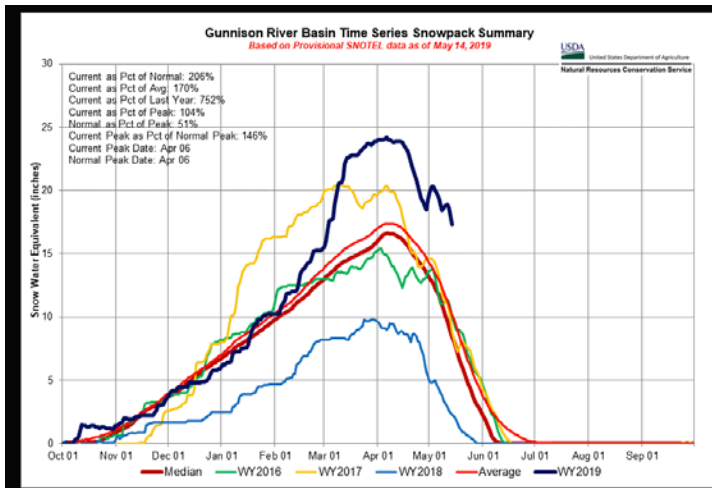
- As of March 31<sup>st</sup>, 2019 the association had \$193,089 in available cash.
  - Of that, \$110,477 was set aside in the separate capital fund

- For the fiscal year to date, the association is over budget by \$18,201
  - Snow plowing over by \$12,266 for the year
  - Roof shoveling over by \$11,612 for the year
- One owner is still in arrears by \$1,645, following their \$7,200 payment

Property Update

S Bearth provided the following property update-

- Broken Windows
  - Have been ordered – Eagle Windows will be installing
  - Snowfall totals-see graph on next page
- Damaged Rock Face Outside of 12
  - Repair ordered-CBL
- Loose conduit and roof flashing
  - We are evaluating the conduit and will repair ourselves if wiring is not damaged
  - We will be doing a thorough roof inspection this summer
- Gravel build up and white on rock face
  - Cleaning up gravel build up in front of unit garages
  - Scrubbing off white build up on rock faces
- Small amount of paint touch up
  - Around hot tub doors and on damaged areas
- Snow Pack Report



- CBMR Reported 285" of snowfall this season as of April 7<sup>th</sup>, 2019.

## **Old Business**

### Responsible Governance Policies

R Cook explained the board had reviewed the policies and asked if members had comments. None.

R Cook made the following -

Motion: Approve and adopt the Responsible Governance Policies presented

2nd: J Despato

Vote: Unanimous approval

### Snow Storage

W Bearth reminded the board that the Hillman parcel by unit 16 on the upper level, was offered for sale to Eagles Nest, but the owner wanted to use the driveway for better access to his lot, so the board at the time declined. Recently, the land next to unit 40 was sold, and Eagles Nest can't store snow there. W Bearth explained the association will likely have to make deals with neighboring lots for snow storage. She suggested the board may want to consider offering Hillman an easement to store snow on his property as a possibility. The board discussed the possibility and complications of storing snow in the parking lot. W Bearth informed the board that hauling off the snow with dump trucks comes in around \$600/hr. It could be a couple thousand per time. The board discussed the possibility of several associations buying the land and sharing it for snow storage. The board discussed the idea of the HOA purchasing the land. The management company will verify the property lines and speak with the plow driver about how much snow Eagles Nest can store next to unit 40. W Bearth stressed this cannot wait until August, and CBL will be researching and exhausting all options.

## **New Business**

### Emergency Capital Considerations

S Bearth explained that upon completion of a spring property walk, the management company identified the following emergency capital items.

#### Mud jacking in July

A couple garages are scheduled to be mud jacked this summer do to settling and cracking. CBL deems this situation as a capital emergency. R Cook suggested funding the mud jacking out of capital.

#### Professional Evaluating Concrete Condition

S Bearth explained that the sink and settling of aprons caused them to be in bad shape. The precasting is cracked again too. The moving seems pretty serious, and CBL will be getting a professional to look at the concrete situation.

### **Unscheduled Business**

The board discussed the parking lot being tight per a long term home owner's request for stripping. The board seemed to be in favor of adding painted lines to the parking lot and would like CBL to obtain bids for stripping for industry standard size with back strips as well and a gross parking space count.

P Johnson offered that another association built an enclosure with a roof for recycling and locked it off so only residents and owner could access them and short term renters won't be able to contaminate them. CBL was directed to ask Waste Management about the possibility of this.

R Cook explained that upon further investigation, he realized that he needed to increase his limits on his insurance to make up for the association switching to bare walls coverage.

J Despato requested that when we eliminate the evasive species that we not remove the good ones. W Bearth agreed.

J Despato mentioned their chimney cap came off during the cleaning, and the contractor needs a lift to replace it. CBL will touch base with the contractor about re-securing the chimney cap.

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

The next board meeting will be held June 12<sup>th</sup>, 2019 at 6pm MST.

### **Adjourn**

R Cook adjourned the meeting at 7:53pm.