

**Meeting Minutes**  
Eagle's Nest Townhouses of Mt. Crested Butte  
Board of Directors Meeting  
Conference Call  
Wednesday, May 6, 2026 ~ 3pm MT

**Call to Order**

E Clements called the meeting to order at 3:01pm MT.

**Proof of Notice**

Notice was emailed to all owners and posted to the association's website.

**Roll Call/Establish Quorum**

In attendance-

Evans Clements  
Jackie Desposato  
Noah Goetz  
Mike Blagden  
Lee Rigby

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

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

**Reading and Approval of Past Minutes**

February 4, 2026

L. Rigby made the following-

Motion:	Waive the formal reading of the February 4, 2026 meeting minutes and approve as drafted
2 <sup>nd</sup> :	J. Desposato
Discussion:	None
Vote:	Unanimous approval

**Reports**

Manager's Report

S. Bearth shared website has been setup to send automatic emails to notify owners of meeting with agenda and zoom link. At least a dozen owners have participated. Owners need to be signed up on the website to receive these notices.

S. Bearth shared that saunas are all operational. CB Hot Tub repaired the lower. CBL repaired the dial on the upper sauna. A. Berezowskyj ordered sign for denoting dry sauna and will have installed upon arrival.

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\*\* These minutes are considered a draft until reviewed and approved at a future meeting

S. Bearth shared CBL is working on cleaning out oil stains, following the replacement of the door closers. CBL will try recommendation of dawn power wash soap.

S. Bearth shared that unit 28 garage people door has been fully repaired.

S. Bearth shared that CBL purchased and set up water bugs in both Eagle's Nest hot tub rooms. Upper hot tub room is waiting to connect to WiFi with unit 16 credentials.

S. Bearth is work to find if towing is allowed if some has parked in front of fire hydrant. Cannot tow for an expired parking tag.

S. Bearth shared that the lower hot tub has a slow leak. It is currently running on low power jets, as the leak appears when the high-power jet pump was on. A. Berezowskyj getting estimate from Diamond Blue on repair.

S. Bearth shared that the compact car sign installs are done.

S. Bearth shared that fireplace inspections have all been done with the exception unit 36. CBL will be coordinating a second round of fire inspections to include this unit.

S. Bearth shared that upper Eagle's Nest area by the garage has been cleaned. Only a tarp over the gravel pile remains.

#### Financial Report

S. Bearth noted that as of March 31, 2026 the association had \$133,577.33 in operating and an additional \$189,542.18 in the capital reserve account. Fiscal year to date, the association is under budget by \$25,700.

#### **Old Business**

The Board discussed snow removal at the property.

#### Collection Policy Updates – Pending Drafting

#### **Capital Plan Tracking**

##### Reset Man Hole Covers

S. Bearth shared there has been no response from contractor who previously quoted this work. S. Bearth shared this is within Seal Co's scope, and they will get us a quote. Additionally, S. Bearth walked the property with Seal Co to obtain a quote at upper Eagle's Nest to repair hole at top of driveway turn around. This will be implemented into the next budget cycle.

## Refinish Garage Doors

Will begin soon.

## **General project tracking**

### Deck Connections

S. Bearth walked the property with contractor, Alex Foster with Renovate CB. He is investigating unit 22 today to determine source. He did note rot in the decks and concern with flashing along decks. CBL did notice that joists supporting decks needs to be scraped and repainted. CBL quoted work, but will wait on determination with of deck connection issue before scrape and painting deck joists. CBL to follow up Alex Fosters with findings.

### Vanity Replacement @ Upper

CBL shared estimate on replacement.

L. Rigby made the following-

- |                   |   |
|-------------------|---|
| Motion:           | To move forward with CBL's estimate on replacing the upper Eagle's Nest vanity. |
| 2 <sup>nd</sup> : | J. Desposato  |
| Discussion:       | None  |
| Vote:             | Unanimous approval  |

### Stone Façade

S. Bearth shared the same contractor, Alex Foster, is working on finding materials and getting estimate. This to include the concrete work under stone façade where it is missing, not necessary to repair where cracking.

### Retaining Wall Quotes – Pending spring

S. Bearth shared this is in progress, few contractors in mind to walk property.

## **New/Unscheduled Business**

### **Procedural Updates for HOAs**

#### Reserve Studies and Amount of Reserves for Lending

S. Bearth shared new lending requirements, only accept 15% of income towards capital. A quote has been received for 3<sup>rd</sup> party reserve study. The Board would not like to move forward with a 3<sup>rd</sup> party reserve study at this time.

### Mt. CB Water Line Inspections

S. Bearth shared effective June 1<sup>st</sup>. Town of Mt. Crested Butte is requiring every property scope sewer line with CCTV from the building sewer line to the main sewer line and to upload footage to the Town of Mt. Crested Butte. The town stated that if any failures are found the property has 60days to make repairs. This is required once every 7 years. CBL does have a contractor lined up for this work, which requires jetting the line before running a camera through for scoping.

### **Establish Next Meeting Date**

J. Desposato made the following-

Motion: Hold the next meeting on Wednesday, May 16<sup>th</sup>, 2026 at 3pm MT.  
2<sup>nd</sup>: E. Clements  
Discussion: None  
Vote: Unanimous approval

### **Adjournment**

The meeting was adjourned at 4:01PM MT.