

**Eagle's Nest Townhouses of Mt. Crested Butte
Annual Homeowners Meeting Minutes
Three Seasons Meeting Room, 701 Gothic Rd., Mt. Crested Butte, Colorado
Monday, August 6, 2018
9:00 a.m. MDT**

Call to Order

Richard Cook, HOA President, called the meeting to order at 9:05 a.m.

Proof of Notice

Notice of the meeting was mailed and emailed on June 27, 2018, a copy was included in the meeting materials.

Roll Call/Establish Quorum

Unit	Owner	Attendance
1	Randy & Rosemary Ewing	In person
2	James A. & Judith W. Gibbs	In person
3	Sammy & Mary Nagem	Absent
4	Patrick & Claire Conner	Absent
5	Dr Alfred Pinkerton Jr.	Proxy to R Cook
6	Schaff Family	Proxy to A. Neroni
7	Joseph & Suzanne Verdecchia	In person
8	Sylvia Mitchell	By telephone
9	Monique B. Patton	In person
10	EN10, LLC.	Proxy to W Bearth
11	Milisa Rizer	Absent
12	John Carter	In person
13	Richard & Ann Cook	By telephone (Richard-President)
14	Richard & Ann Cook	By telephone
15	Richard E. Morrison	By telephone
16	Jay & Carolyn Maltby	In person
17	Joseph & Jennifer Stenbridge	By telephone (Joseph-Vice President)
18	Roy T. Pitcock	By telephone
19	Chris & Tina Davis	Proxy to W Bearth
20	Anu Jankeri	Absent
21	James Breen & Frank Poeschel	Absent
22	Cole Investment Propertie	Absent
23	Schaff Family	Proxy to A. Neroni
24	Anthony Perez	Absent
25	Christin D. & Albert M. Neroni	In person (Albert)
26	Brian & Ann Sharkey	Absent

Unit	Owner	Attendance
27	Dan B. & Laurie J. Goetz	In person
28	P&N Properties, LLC	Absent
29	Michael & Nicole Blagden	Proxy to R Cook
30	Patrick & Loretta Johnson	By telephone (Patrick-Treasurer)
31	Schaff Family	Proxy to A. Neroni
32	Luis & Karen Vargas	Absent
33	Steven & Susan Murphy	Proxy to J Verdecchia
34	Lapis Sky, LLC	In person (Evans Clements)
35	Anita Carmen Gardner	By telephone
36	David & Claire Menefee	Absent
37	The Topham Family Trust	Absent
38	John & Janice Clark	Proxy to R Cook
39	David & Jacqueline Desposato	By telephone (Jacqueline-Secretary)
40	Wanda Bearth	In person

A quorum was established with 70% of the owners in attendance or represented by proxy.

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

Reading and Approval of Past Minutes

R Cook made the following-

- Motion: Waive formal reading of the August 7, 2017, HOA meeting minutes and approve as submitted by CBL
- 2nd: R Pitcock
- Vote: Unanimous approval

Reports

Manager's Report-G Benton presented the Manager's report.

Along with the standard repairs and upkeep such as plowing, hot tub repairs / chemical testing, and common cleaning, there were a number of other tasks completed around the complex this fiscal year. The larger projects are listed below:

- CBL cleared a number of apron drains, and will continue to make sure all the drains are working in the future. CB Lodging repaired drains that had cracks in the box/pipe fittings. A few laundry drains were also jetted.
- Fire extinguisher inspections were performed. CB Lodging 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 confirmed that the radon mitigation system is working, following a large sampling.
- Snow Team CB attended to a few reports of roof leaks, primarily drips off the master bedroom beam which turned out to be condensation due to inadequate roof ventilation in some cases. Ridge vents were added to 3 units.

- CB Lodging made repairs to both hot tubs. The upper tub needed a new circuit board, jets, jet pump, pillows, sump pump, hoses, cover and repair to the drywall in the sauna area. The lower tub cover and deck were repaired.
- We added the cardboard recycle dumpster. Reminder: only newspaper and broken down cardboard can go into the cardboard recycle. Only cans, glass and plastic containers can be recycled in the smaller green cans. If plastic bags or food type garbage is found in the recycling, WM will not take it, but they still charge us and then the HOA pays CBL to pull out the contaminants. We're sure it's not Gregorio's favorite job...
- Be careful when parking your car; we've replaced several garage gaskets.
- We added another course of timber to the lower retaining wall at the bus stop which has been affected by erosion.
- We are in the process of scraping and painting the soffit above the living room decks. The contractor won't need access through your unit and they're placing signs prior to starting work on each unit.
- We postponed the staining of the hot tub area wood until the busy season is over.
- We spent some time with Cowboy Steel on ideas and opinions of how to make the guardrails more safe and appealing. We came up with sandblasting, painting, dealing with repairs, and also full replacement. Guard rail work, likely full replacement, will be budgeted for in the capital plan.
- Fall of 2017 - CBL replaced all smoke and Carbon Monoxide detector batteries in common areas. 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 CB Lodging front desk for assistance: 970 349 2449.
- Please check the Eagles Nest website for updates on Capital work, Rules and Regulation updates, etc... Please remind your unit manager, tenants, and Realtor that they can retrieve Rules and Regulations, Declarations, and other documents on the Eagles Nest website: www.eaglesnestcb.org.

Audited Financial Statement Fiscal YE 8/31/2017-L Friedman reported that the audit for the last fiscal year is posted to the website. In brief, the HOA ended that year with \$175,904 in available cash. Of that, \$84,735 was allocated to the capital replacement fund.

Financial Report, Current Year- As of June 30, 2018, the HOA had \$220,663 in available cash and \$99,712 was allocated to the capital replacement fund. Operating expenses are running under budget for the current fiscal year by \$25,432, primarily due to less need for subcontracted work and a lighter snow year.

Excess Income Resolution, 2018 Fiscal YE-W Bearth explained the options for handling excess operating revenues.

J Gibbs made the following-

Motion: Forward any excess revenues from the 2017-18 fiscal year's expenses to fund 2018-19 expenses
2nd: E Clements
Vote: Unanimous approval

Old Business

Rules & Regulations-G Benton reminded the group that while owners are allowed to have dogs, short term rental guests are not. G Benton will be reviewing the rules and proposing a draft for the Board's consideration this fall.

New Business

Insurance Deductible Increase-W Bearth reminded owners of the correspondence that had been sent to owners in July, informing of the HOA master policy's increase in deductible to \$25,000. Each owner must contact their unit interior policy carrier to confirm the inclusion of loss assessment coverage in that amount.

Declaration Amendment Consideration-W Bearth reported that the current year's premium increased by \$8,000 due to one large claim last year resulting from a failed water supply line to a refrigerator. She explained that the HOA's policy is what is commonly referred to as 'all in' and the membership may want to consider 'walls in' coverage which would place more of the insurable responsibility on owners. A declaration amendment would be required for this change. The current Declaration requires 80% of the mortgagees' approval but that may also be changed (reduced) with the new amendment.

D Goetz made the following-

Motion: Recommend to the Board of Directors and CBL to begin consulting with the HOA's attorney for the purpose of preparing a Declaration amendment which would require the HOA to insure only the common areas, and reduce the percentage of mortgagees required for future amendments
2nd: E Clements
Vote: Unanimous approval

The HOA will follow the process for Declaration amendments as per the current Declaration and CCIOA.

Approved Budget-CBL presented the 2018-19 operating budget to the membership for review.

Capital Repair Plan-The Board reviewed the capital plan with the membership. Fiscal year 2018-19 is budgeted for \$57,115 in capital repairs for soffit painting and hallway painting and carpet replacement. Erosion on the hill behind the upper units was discussed. G Benton shared that it is not affecting the road shoulder and the town staff is not concerned about their right-of-way or the condition of the hillside.

R Cook made the following-

Motion: Budget the upper hillside reseeding project for fiscal year ending 2019 and approve the capital plan
2nd: P Johnson
Vote: Unanimous approval

Members Open Forum/Unscheduled Business

Special assessment-Members discussed the need for a special assessment, as the past few year's capital work has been funded by reserves.

D Goetz made the following-

Motion: Recommendation to the Board of Directors to consider a special assessment in the amount of \$1,000, due by October 31, 2018, for capital reserves
2nd: E Clements
Vote: Unanimous approval

CBL will follow up on these items, at the request of homeowners-lower the lights or shades on the upper parking lot lights, replace the hall bulbs with LED lamps, verify that the apron heat is operational, caulk deck posts where necessary, inspect the garage floor in #16.

Election of Board of Directors

R Cook asked if there was any interest from fellow homeowners in serving on the Board. Two 3-year terms are up for re-election and are currently held by J Desposato and R Cook. Another seat was vacated by C Conner, as the unit has recently been sold. E Clements expressed interest in filling the remainder of that term. He will be appointed by the Board during their subsequent meeting. Hearing no other interest, R Cook and J Desposato were re-elected by acclamation.

Date of Next Annual Meeting

The next annual HOA meeting will be held, per the HOA bylaws, on August 5, 2019, at 9 a.m.

Adjournment

M Patton made the following-

Motion: Adjourn the meeting
2nd: R Ewing
Vote: Unanimous approval

The meeting was adjourned at 10:45 a.m.