

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
December 10, 2025 ~ 3pm MT

Call to Order

The meeting was called to order at 3:10pm MT.

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, Michael Geheb, and Aldie Berezowskyj Crested Butte Lodging & Property Management, Inc staff (CBL).

Reading and Approval of Past Minutes

August 4, 2025

E. Clements made the following –

Motion:	Waive the formal reading of the August 4, 2025 meeting minutes and approve as drafted
2 nd :	N. Goetz
Discussion:	None
Vote:	Unanimous approval

Reports

Manager's Report

S. Bearth shared the noxious weeds were taken care of by a 3rd party contractor. Eagle's Nest 21 garage door leak has been repaired by replacing the seal around the side of the door. Hot tub rooms lower shower valve plate realigned correctly to hot and cold. Upper turn around area has been cleaned up. Temporary signs posted for UPS/FedEx deliveries to be put inside hot tub room.

M. Blagden made the following –

Motion:	Change insurance deductible to \$50K main deductible, wind/hail deductible to \$60K for a total annual premium of \$49,812
2 nd :	L. Rigby
Discussion:	None
Vote:	Unanimous approval

S. Bearth discussed improving insurance by getting updated heating in each individual unit. CBL will discuss this further with the agent to see if savings can be quantified. S. Bearth discussed recent poor plowing performance and will be following up by the end of the week with the Board.

Financial Report

S. Bearth noted that as of October 31, 2025 the association had \$140,869.55 in operating and an additional \$214,628.57 in the capital reserve account. Fiscal year to date, the association is over budget by \$354.

Old Business

Hot Tub Replacement – Upper

M. Geheb discussed new hot tub in place. Electrical work in progress. Lattice is to be installed. Upper hot tub room hose bib leaked in mechanical room, drywall on bottom 2' repairs completed, painting remaining. Electrician setting up emergency stop in chemical room.

Retaining Wall Reinspection

Compilation of All Retaining Wall Reports

S. Bearth discussed engineer findings to reface the retaining wall. CBL will aim to engage 3 different quotes in the spring.

Collection Policy Updates – Pending Attorney Drafting

S. Bearth discussed legislation changed beginning of October this year. Need to have attorney review new draft to be in compliance.

N. Goetz made the following-

Motion:	Send current collection policy and new legislation to L Rigby for review
2 nd :	J. Desposato
Discussion:	None
Vote:	Unanimous approval

Capital Plan Tracking

Roof Repair

S. Bearth discussed upper & lower roofs completed. Under budget.

Reset Man Hole Covers

M. Geheb discussed not yet started and working to reach JCI to get scheduled for spring.

Guardrail Repairs

S. Bearth discussed project completed. Over budget due to further scope added.

Repair Apron Heat

M. Geheb discussed 4 aprons have been torn out, heat tape redone, & concrete poured. Need electrician to complete wiring to finish project.

Refinish Garage Doors

S. Bearth discussed this is not done, scheduled for spring.

Unit A Flooring & Paint

S. Bearth discussed project completed. Over budget due to further scope added.

Unit B Flooring & Paint

S. Bearth discussed project on track to approved budget. Redo flooring in bathrooms, painting of stairs railing + grip on treads. Green Deed installed insulation and new fridge. New tenant lined up for once work is completed.

New Business

Upper Eagles Nest Hot Tub Room Drywall

M. Geheb discussed painting in progress, estimate completion 12/13.

J. Desposato discussed her units apron heat not working. M Geheb investigating problem and solution.

Water Heater Ages in Complex after Bulk Replacement

S. Bearth talked to Anthony in unit 24 and they are replacing the water heater on own. S. Bearth talked to Mark in unit 5 who is going to replace on his own. S. Bearth asked for proof from owners replacing on their own once completed. S. Bearth did not receive response from unit 11. Alpha mechanical in progress of installing approved units.

Unscheduled Business

J. Desposato discussed Unit 38 pending sale- sign on deck in violation. S. Bearth is reaching out to agent to get removed.

Establish Next Meeting Date

N Goetz made the following –

Motion:	Hold the next meeting on Wednesday, February 4 th , 2026 at 3pm MT
2 nd :	M. Blagden
Discussion:	None
Vote:	Unanimous approval

Adjournment

The meeting was adjourned at 4:49pm MT.