

## Meeting Minutes

Eagles Nest Townhouses of Mt. Crested Butte  
Board of Directors Meeting  
Conference Call  
October 17, 2023

### Call to Order

E. Clements called the meeting to order at 3:03pm MT.

### Roll Call/Establish Quorum

In attendance-

Evans Clements  
Mike Blagden  
Noah Goetz  
Jackie Desposato  
Anthony Perez

A quorum was reached with all board members in attendance. Also in attendance, Sierra Bearth and Matthew Hart, Crested Butte Lodging and Property Management Inc. (CBL).

### Reading and Approval of Past Minutes

-August 7, 2023

E. Clements made the following-

Motion: Approve the meeting minutes with an amendment to the board seats section.  
2<sup>nd</sup>: J. Desposato  
Discussion: None.  
Vote: The motion passed unanimously.

### Reports

-Manager's Report

S. Bearth notified the board that the good neighbor policy signs have been framed and hung in all common hallways. The pylon at the end of the driveway by unit 40 has been moved back to the center the opening to close off the end of the parking lot. People keep driving past the pavement by unit 40. They also discussed adding another pylon at the narrow point of the driveway to slow traffic leaving the parking lot. Cars looking for Snowcrest or upper Eagles Nest typically pull in, and then must turn around to get back out. The board agreed to discuss this

further during the unscheduled business portion of the meeting. A new smoker's pole has been delivered and is awaiting assembly and installation. Eagles Nest now has an irrigation system on the reclamation portion of the hill behind the lower buildings. Rodney will blow out that system each fall until not needed anymore. EN 25 reported another leak coming up through the cracks in the garage slab. CBL monitored the leak, and it has since dissipated, leading to the conclusion that the water was coming from the ground following the first snow of the season. CBL got a camera in all the foundation drains but found one drain that had some sort of blockage. Rather than digging out the line, and drilling in to get in a camera to scope the actual blockage, CBL has opted to look at the sump pump option further to avoid cost-prohibitive options on the front end. M. Hart mentioned that unit 25 would be a prime unit to test the sump pump solution on. CBL agreed to call Mick Holgate and see if he has any thoughts on solutions. EN 23 reported a water spot in their ceiling. CBL checked the ceiling with the moisture meter, and it was completely dry. This unit had roof vents installed last winter, and the leak appeared in the garage, leading maintenance to believe it's a roof leak like unit 39's. CBL agreed to check the closets in 39 and 23 for moisture throughout the winter. Unit 28 has reported a consistent leak in their chimney chase. Snow Team looked at the roof, and sealed what they could, but there's a jog above the chase, and the flashing is poorly installed. Axtell Mtn. Construction agreed to look at the issue and have it repaired.

#### -Financial Report

S. Bearth mentioned that there are a few corrections that need to be made to the financials and then they will be sent out to the board members via email.

#### **Old Business**

##### -Short Term Fee RE Attorney Input for Implementation

S. Bearth ran Lee's proposal for a short-term rental fee rules and regulations change. The board of directors has the power to change these rules and regulations without amending the declarations if the rules are uniform and unbiased. S. Bearth cautioned that the rules and regulations may not be as immediately transparent in a unit sale, as it would if it were in the declarations. Ultimately the responsibility would fall to the new owner, as the operating documents are passed to the new owner. Town of Mt. CB offers a grace period for changing an STR license following the sale of a unit. The board agreed that CBL should adopt a similar approach. S. Bearth offered to draft up the changes to the rules and regulations to adopt a transferable annual non-refundable license fee of \$500 and run it by the lawyer to confirm validity.

#### **New Business**

##### -Board Member Election Consideration

N. Goetz announced that he's now officially an ownership by percentage of his unit, and therefore valid to serve on the board. N. Goetz is officially a member of the corporation and can participate in an official capacity.

-Rules & Regulations Adjustments

-Garage Use

S. Bearth mentioned that the directions to park one car in the garage are not specifically mentioned in the HOA Rules and Regulations and should be clarified for enforceability on units and specifically short-term rentals. S. Bearth agrees that the HOA rules and regulations should align with the short-term parking policy. The board agreed that getting ahead of this issue before it becomes a problem would be the best course of action to avoid push back should someone reference the rules and regulations. Whatever the rule change is, the board agreed that it needs to align with the rules of the Town of Mt. CB. S. Bearth stated she is looking for authority to change the short-term rental letter that's been sent out to clarify the parking directions.

M. Blagden made the following-

Motion:	Amend the rules and regulations to align with the short-term rental agreements which state that each unit can have only one car in the lot at a time, and a second parked in the garage.
2 <sup>nd</sup> :	E. Clements
Discussion:	None.
Vote:	Unanimously

S. Bearth agreed to stand by the rules and regulations and hold the tenant of unit A to only one car in the parking lot. The board agreed to give the tenant a grace period to have his second car relocated.

N. Goetz made the following-

Motion:	State in the rules and regulations that association units A and B are entitled to one parking space only.
2 <sup>nd</sup> :	A. Perez
Discussion;	None.
Vote:	One abstention. The motion passed.

-Apartment A & B Parking Rules

Both units do not have a garage, and therefore do not have an alternative place to park their second vehicle(s). Unit A tenant has been directed to move his vehicle at least once every 7 days.

-Fines & Corrective Actions

J. Desposato made the following-

Motion:	Copy and paste section 4 into the body of the text under the bold sections of 'fines and corrections' to make it easier to reference for the HOA.
2 <sup>nd</sup> :	N. Goetz
Discussion:	None
Vote:	The motion passed unanimously.

### **Unscheduled Business**

The board circled back to the traffic issue in the lower driveway. S. Bearth mentioned that Snowcrest may be willing to help with adequate signage once they're done rebuilding the bridge. The board discussed trimming back the tree next to the B apartment to reveal the Eagles Nest sign to make it more visible to drivers. Movement of the sign would be cost prohibitive and more restrictive for snow removal. A. Perez mentioned the recycling dumpster and asked if there had been any complaints regarding contamination. No complaints have been taken since the beginning of the implementation of the co-mingling. Waste Management will replace the yellow plastic lid upon request. The board requested a different dumpster to prevent cave-in's following heavy snow.

J. Desposato mentioned sending out an email to the HOA members about keeping the common area hallway clear of debris as well as refraining from disposing of furniture or oversized items next to the dumpster. CBL will send out an email reminding everyone to keep the hallways clear of debris. Specific offending units will get a notice on their door.

### **Establish Next Meeting Date**

The date of the next meeting is Tuesday, January 23<sup>rd</sup> at 3:00pm MDT.

### **Adjournment**

The meeting was adjourned at 4:48pm MT.