

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
 Special Homeowners Meeting
 Conference Call
 Thursday, March 2nd, 2023
 5:00pm MST

Call to Order

The meeting was called to order at

Proof of Notice

Proof of notice was sent via email on February 27th, 2023 and posted to the associations website.

Roll Call/Establish Quorum

In attendance:

Unit	Owner	% Ownership	In Attendance	Proxy	
1	Randy & Rosemary Ewing	2.50%	Y		
2	James A. & Judith W. Gibbs	2.50%		Y	Proxy to Sierra Bearth with voting instructions
3	Richard & Susan Barnes	2.50%	Y		
4	Sonja K. Straus-Mays & Aaron Mays	2.50%			
5	Mark Schaeffer	2.50%			
6	George & Bambi Beshire	2.50%	Y		
7	Charles & Rebecca Novak	2.50%			
8	??	2.50%	Y		
9	Monique B. Patton	2.50%	Y		
10	Darren Berns & Kathleen FitzCallaghan	2.50%			
11	Milisa Rizer	2.50%			
12	John A. Carter	2.50%	Y		
13	Beier Family Revocable Trust	2.50%			
14	Peter Spitz & Suat Tan	2.50%			
15	Richard E. Morrison	2.50%		Y	Back up Proxy to Wanda Bearth
16	Jay & Carolyn Maltby	2.50%	Y		
17	Joseph & Jennifer Stembridge	2.50%	Y		
18	Roy T. Pitcock	2.50%	Y		Back up proxy to Evans Clements
19	Michael & Kelli Brown	2.50%	Y		
20	Kelly & John Ritch	2.50%	Y		
21	James Breen & Frank Poeschel	2.50%			

22	Cole Investment Properties	2.50%		Y	Proxy to Sierra Bearth with voting instructions
23	Michael Henry Thornhill	2.50%	Y		
24	Anthony Perez	2.50%	Y		
25	Christin D. & Albert M. Neroni	2.50%			
26	Justin Hall & Kelsey Bernius	2.50%	Y		
27	Dan B. & Laurie J. Goetz	2.50%			
28	Alexander Illingworth	2.50%	Y		
29	Michael & Nicole Blagden	2.50%	Y		
30	Patrick & Loretta Johnson	2.50%	Y		
31	Jari Uitto & Jennifer Lynskey	2.50%			
32	Luis & Karen Vargas	2.50%			
33	Steven & Susan Murphy	2.50%			
34	Lapis Sky, LLC.	2.50%		Y	
35	Anita Carmen Gardner	2.50%	Y		
36	Alex & Zheila Holloway Revocable Trust	2.50%	Y		
37	The Topham Family Trust	2.50%			
38	John & Janice Clark	2.50%		Y	Proxy to Mike Blagden
39	David & Jacqueline Desposato	2.50%	Y		
40	Daniel & Vicki Dunkelberg	2.50%			
		50.00%		12.50%	
		Grand Total:		62.50%	

A quorum was established with 62.5% of total membership in attendance or represented by proxy.

Also in attendance, Sierra Bearth, Matthew Hart, and Wanda Bearth, Crested Butte Lodging & Property Management, Inc staff (CBL).

Agenda Topic

Leak Repair and Special Assessment

S. Bearth took the homeowners step by step through the process of the assessment of the leak, discovery of the leak, assessment of the repair, scope of the repair, scope of the excavation, and the escalation of the leak. Once the leak spread to an adjacent building, and began flooding the road below the parking lot, the decision was made to shut the water off, as it indicated the break had progressed. She walked them through the decision to engage with Dietrich Dirtworks, and why the HOA chose to go with them rather than other contractors. Dietrich is under contract and signed to perform the work, and are currently working on cutting the access road behind the building to the spot where the leak is believed to be. The leak detection company will be on site today to track the source of the leak.

Insurance was denied due to the pipe being under land, and not under an improvement, or piece of existing infrastructure such as the parking lot. M. Blagden has contacted a forensic accountant who specializes in returning lost funds from insurance companies.

One homeowner suggested looking into the possibility the buildings could be grandfathered in as far as older policy substance goes due to their age. A homeowner suggested engaging an aggressive attorney experienced in fighting insurance companies to pursue a case against the insurance company to attempt to recoup the cost of this repair for the homeowners. Crested Butte Lodging will be coordinating with the HOA attorney to see what can be done about taking on the insurance company. S. Bearth reminded the HOA members that if any funds are recouped, the HOA members can vote to return the funds to the members if the majority of homeowners vote to do so. S. Bearth notified the homeowners that the \$3,500.00 special assessment letter will go out tomorrow and due within 30 days.

A homeowner commented that Crested Butte Lodging is doing a great job on working through this daunting task, and specifically called out S. Bearth for her amazing work and diligence.

Adjournment

M. Blagden made the following-

Motion:	Adjourn Meeting
2 nd :	J. Maltby
Discussion:	None
Vote:	The vote passed unanimously

The meeting was adjourned at 5:49pm MT.