

## Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte  
Board of Directors Meeting  
Conference Call  
February 16, 2023 ~ 5pm MT

### Call to Order

E. Clements called the meeting to order at 5:01pm MT

### Roll Call/Establish Quorum

In attendance:

Mike Blagden  
Evans Clements  
Jackie Desposato  
Patrick Johnson  
Anthony Perez

A quorum was established with 5 of 5 100% of the board in attendance.

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

**\*Due to the current leak situation at lower Eagles Nest, the board has agreed to table all other items until the next meeting. (See motion below)**

### Reading and Approval of Past Minutes

~~December 14, 2022~~

### Reports

~~Manager's Report~~  
~~Financial Report~~

### Old Business

~~Bulk WiFi Proposals~~  
~~Short Term Rental Fee Survey~~  
~~Piezometer Report Discussion RE: Mud jacking History & Future Plans~~

### New Business

-6" Service Main Break Work and Progress

The board agreed to move this topic to the top of the agenda for the evening given the seriousness of the broken pipe situation. S. Bearth updated the board on the decision to go with Dietrich Dirtworks, and have them perform the excavation and repair. Dietrich met with Sierra 2 times, and moved equipment into place. Board discussed the scope of the job and approved Dietrich to perform the job. They agreed to allow him to move in equipment and start the repair work beginning Monday, February 20<sup>th</sup>, 2023. The board agreed to move on the repair as quickly as possible. All digitized copies of Lower Eagles Nest plans have been shared with Dietrich, and a review of the repair location has begun. Town of Mt. CB has agreed to allow the emergency work to commence while still working on the permitting process if necessary, knowing it's an emergency situation.

P. Johnson made the following-

Motion:	Agree to Dietrich's proposal, and move forward with the repair as soon as possible.
2 <sup>nd</sup> :	E. Clements
Discussion:	Board discussed cost for traffic control, and S. Bearth explained that the \$30k cost quoted was for a full 2-week repair period, and that it would more than likely come in lower. P. Johnson mentioned the timing of including the insurance company in the process and filing a claim. S. Bearth let the board know that a claim has already been opened. The board discussed current damages, and the potential for drywall and carpet needing replacement. S. Bearth verified that carpet and drywall are covered in the insurance plan. The board agreed that the previous water issues could possibly be related to a slowly progressing leak over the years. M. Blagden discussed the possibility of having to mud-jack the slabs and aprons again after the water flooded the same areas that were jacked in the Fall of 2022. M. Hart agreed to reach out to Dave Workman with Mays Construction to see if he'd be willing to issue a statement for the insurance company stating that the mud-jacking could have been compromised due to the water flow, and potentially have the next round of mud-jacking covered under insurance. S. Bearth advised the board that the HOA attorney is drafting a construction agreement currently, and will have a copy for review soon. W. Bearth prepared the board for the possibility of needing up to 50% down to have Dietrich begin the work.
Vote:	Unanimous

E. Clements made the following-

Motion: Table all other items until next meeting.  
2<sup>nd</sup>: A. Perez  
Discussion: The board agreed to meet in 2 weeks when the repair is scheduled to be completed. The next meeting is scheduled for Tuesday, Feb 28<sup>th</sup> 2023 at 5:00pm MT.  
Vote: Passed unanimously

~~-Amended Governance Policies for Adoption~~

~~—Amendment to Bylaws Article 4 Section 2F~~

#### -Waste Management

W. Bearth explained the new rules for comingling recycling in the carboard dumpster. Plastic shopping bags are not allowed, and can contaminate the entire container. Waste Management installed directional signs on the dumpster to help owners, tenants and guests know what can and cannot be recycled in the container. Some concern over the current condition of the lid was expressed. CBL has already contacted Waste Management, and are working with them on a solution.

#### **Unscheduled Business**

##### **Establish Next Meeting Date**

The board also agreed to set their quarterly meeting for May 18<sup>th</sup> at 5pm MT.

#### **Adjournment**

J. Desposato made the following-

Motion: Adjourn meeting  
2<sup>nd</sup>: M. Blagden  
Discussion: None  
Vote: Unanimous

Meeting was adjourned at 6:11pm MT.