

**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 7, 2017**

**Call to Order**

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

**Proof of Notice**

A copy of the notice was included in the meeting materials.

**Roll Call/Establish Quorum**

Unit	Owner	Represented
1	Randy & Rosemary Ewing	In person
2	James A. & Judith W. Gibbs	Proxy to R Ewing
3	Sammy & Mary Nagem	Proxy to C Conner
4	Patrick & <b>Claire Conner (Director)</b>	In person
5	Dr Alfred Pinkerton JR	Proxy to R Cook
7	Joseph & Suzanne Verdecchia	In person
8	Sylvia Mitchel	In person
9	Monique B. Patton	Proxy to W Bearth
10	EN10, LLC.	Proxy to W Bearth
12	John Carter	In person
13	<b>Richard &amp; Ann Cook (President)</b>	In person
14	Richard & Ann Cook	In person
15	Richard E. Morrison	By phone
16	Jay & Carolyn Maltby	By phone
17	<b>Joseph &amp; Jennifer Stembridge (Vice President)</b>	In person
18	Roy T. Pitcock	By phone
22	Cole Investment Properties	By phone
24	Anthony Perez	In person
25	Christin D. & Albert M. Neroni	In person
27	Dan B. & Laurie J. Goetz	Proxy to W Bearth
30	<b>Patrick &amp; Loretta Johnson (Treasurer)</b>	In person
34	Lapis Sky, LLC.	By phone
36	David & Claire Menefee	In person
37	The Topham Family Trust	In person
38	John & Janice Clark	Proxy to R Cook
39	David & <b>Jacqueline Desposato (Secretary)</b>	By phone
40	Wanda Bearth	In person

A quorum was established with 67.5% of the membership in attendance or represented by proxy. Also in attendance-Wanda Bearth, Grant Benton and Lee Friedman, Crested Butte Lodging & Property Management (CBL) staff.

## Reading and Approval of Past Minutes

R Pitcock made the following-

- Motion: Waive formal reading and approve the August 1, 2016, meeting minutes as submitted by CBL
- 2<sup>nd</sup>: P Johnson
- Vote: Unanimous approval

## Reports

### 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:

- The upper and lower driveways will be crack sealed and seal coated in September 2017.
- CBL dug trenches behind units 17 – 40 to move water away from the back of the buildings. This same work was completed on the upper units in 2016.
- CBL cleared a number of apron drains, and will continue to make sure all the drains are working in the future.
- A local welder repaired the upper and lower guard rails.
- All common hallways will have the carpets cleaned in September 2017.
- We confirmed that the radon mitigation system is working, following a large sampling.
- There were no chimney/fireplaces inspections or cleaning in the fall of 2016. Since many owners have replaced their fireplaces since then we will be inspecting fireplaces and chimneys going forward, and related costs will be billed directly to individual owners.
- Some of the parking lights went out at lower and upper Eagles Nest. CBL decided to replace all bulbs with LED bulbs while the crew was onsite with the lift.
- Mick Holgate (contractor) has been hired to replace some of the broken precast and rock (concrete trim that goes along the bottom of the rock wall in front of the complex).
- The roof was inspected by Snow Team CB, Inc. (a sister company of CB Lodging) following the heavy snow year. Caulking and flashing work was completed on units that have had reported leaks. The Board will be reviewing a proposal to seal the remaining roofs and replace broken vents this fall.
- The roof heat was repaired and additional conduit added to protect the wires from further damage.
- The complex wood trim (window and garage trim, fascia, corner trim, lower deck and common front door trim to units) is being scraped, caulked and painted. CBL has adjusted the capital plan to include painting ALL the trim again in 2022.
- 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](http://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](http://www.eaglesnestcb.org)

## **Financial Reports**

L Friedman reported that the most recently audited financial statement (for year ending August 31, 2016) has been posted to the HOA's website.

The current fiscal year is running over budget, primarily due to the excessive snow removal costs. There is \$223,148 in available cash and of that, \$123,806 was in the capital reserve account. Over \$94,000 was spent on capital repairs this year. W Bearth advised that the Board would be considering a special assessment to rebuild the operating and/or capital reserves, during their meeting, set to follow the HOA's meeting.

## **Excess Income Resolution**

A resolution is not expected, as the expenses are expected to exceed the revenue for the fiscal year ending August 31, 2017.

## **Old Business**

Rules & Regulations-At the prompting of several homeowners, a smoking rule was added on March 16, 2017. "There is no smoking on decks or in front of units. Smoking is allowed in designated areas only: The 2 areas are near the dumpster at lower Eagles Nest where we have a smoking pole (ashtray) and the other is just north of the upper Eagles Nest hot tub where we have another smoking pole."

## **New Business**

Proposed Budget-CBL presented the proposed annual operating budget, which continues to allocate \$39,600 to the capital reserve, and maintains a zero based operating budget with no increase in dues.

Proposed Capital Repair Plan-Next year's proposed work includes resealing the remaining 34 roofs, replacing broken vents and attending to sections of damaged soffit. That work is expected to total just over \$20,000. The Board will be considering the entire 10 year plan during their meeting.

## **Members Open Forum/Unscheduled Business**

Drainage-Members discussed the erosion which is evident behind the upper buildings. CBL will contact town about the fissures starting at the road edge.

## **Election of Board of Directors**

One Three Year Terms is Expiring

The seat held by P Johnson is up for reelection. R Cook asked if there were any members interested in serving on the Board of Directors.

W Bearth made the following-

Motion:	Elect P Johnson to serve another 3 year term on the Board of Directors
2 <sup>nd</sup> :	R Cook
Vote:	Unanimous approval

## **Date of Next Annual Meeting**

The next annual meeting will be held at 9 a.m. on Monday, August 6, 2018.

## **Adjournment**

R Cook adjourned the meeting at 11 a.m.