

**Eagles Nest Townhouses of Mt. Crested Butte
Board of Managers Meeting Minutes
August 24th, 2009 6:00 p.m. MST
Conference Call - Budget/Construction Meeting**

Call to Order

Rick Grivas called the meeting to order at 6:04 p.m.

Roll Call/Establish Quorum

Board of Managers present via telephone:

Rick Grivas
Ron Warner
Susan Baber
Dan Goetz

A quorum was established with 4 of 5 board members present.

Crested Butte Lodging & Property Management (CBL) staff present:

Grant Benton
Patrick Seaman

Old Business

Special Assessment Collections – No assessment payments have been received since the last meeting. The outstanding assessments total \$43,000. Time shares are paid up in full and the Timeshare Association will deal with individual delinquent homeowners themselves.

Budget Approval – There was a brief discussion surrounding the changes that have been made since the Annual Meeting. The largest change being to reduce the monthly allocation toward Capital Savings in order to reconcile the budget.

Motion – Rick Grivas moved to pass the budget as amended by CBL reflecting the re-allocation of regular assessments for capital savings.

2nd – Susan Baber

Vote - Unanimous

Roof Status – There are rain delays currently and are foreseen off and on this week. Telluride Roofing is hoping to get more employees up to Crested Butte and have the roof project wrapped up in about 2-3 weeks. Project should be completely finished by mid-September depending upon weather. Rich Reeser has been providing weekly updates to CBL and the Board.

Flat roofs will range from \$1,200 to \$2,800 each depending upon who does the work and whether a warranty is included. Pinnacle is cheaper, but Telluride Roofing is doing the current work and can provide a warranty. The Board discussed the conflict of hiring a different company than is installing the roof currently.

Motion – Rick Grivas moved to have architect, Jody Reeser, do an architectural plan to submit to Telluride Roofing for replacing the five flat membrane roofs in need of repair.

2nd – Dan Goetz

Vote - Unanimous

Window Caulking –The Board discussed having a sub-contractor caulk the upper windows above the flat roofs. Grant will contact painters and find someone to do the caulking. CBL will make sure the painter is careful on the flat roofs.

Upper Driveway Patching – The Board discussed whether the pot holes should be patched on the upper Eagle's Nest driveway. Grant cautioned that Eagle's Nest may want to wait if driveway work is planned for next year. It is getting late to have the work done this year and snow/ice will fill the hole for the winter.

Erosion Control – The Board and CBL are awaiting the engineering report to determine course of action behind buildings. The report should be delivered to CBL this week. CBL will check that the drains behind the units are functioning correctly. Using a camera would be the most accurate way to determine whether there are cracked pipes or other large issues in the drainage. Grant will look into renting a camera or hiring an outside service.

Rules & Regulations Approval – Rick Grivas is going to send out another revision to be voted upon via e-mail. There is still a question regarding whether charcoal grills should be allowed. The Board will amend the rules that only gas/propane grills are allowed in front of garages only. Parking rules were briefly discussed and will be included in the rule changes.

New Business

Snow Measuring Posts – Dan suggested placing posts to measure snowfall in the back of buildings to help with future capital repair decision making. CBL said they would do so for the upcoming winter.

Architect Evaluations – Bob Patton, who was unable to attend, will update the Board at the next meeting.

Adjournment

The meeting was adjourned by Rick Grivas at approximately 7:30 p.m.