

## Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte  
Board of Directors Meeting  
Conference Call  
June 29<sup>th</sup>, 2023 ~ 5pm MDT

### Call to Order

E. Clements called the meeting to order at 5:04pm MDT.

### Roll Call/Establish Quorum

In attendance-

Evans Clements  
Patrick Johnson  
Mike Blagden  
Anthony Perez  
Jackie Desposato

A quorum was established with all board members in attendance.

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

### Reading/Approval of Past Minutes

-June 19<sup>th</sup>, 2023

P. Johnson made the following-

Motion:	Waive the reading of the June 19 <sup>th</sup> , 2023 meeting minutes and approve as drafted.
2 <sup>nd</sup> :	A. Perez
Discussion:	None
Vote:	The motion passed unanimously.

### Old Business

#### Proposed Operating and Capital Budget

M. Blagden and P. Johnson both presented adjustments to the original draft budget by S. Bearth. Both budgets were close to one another. No additional payments have been made toward the special assessment since the last meeting, so the HOA is now close to broke again with bills still coming in. P. Johnson would like to aim for a smaller dues increase coupled with a smaller special assessment where necessary. The board narrowed in on a \$700-\$710 amount for dues, but ultimately decided on \$700 for a dues amount. J. Desposato thanks P. Johnson and M. Blagden for volunteering to work on the budget. The board discussed briefly the costs coming up in capital projects as well as the retaining wall report from SGM.

Moving on to the Capital budget, the board covered the pending projects for the HOA for next year, deciding to move the garage doors down the priority list. They agreed to approve the next 10 roof vents for the units most in need. S. Bearth mentioned that it might be nice to move the retaining walls out a year to give the owners wallets time to cool off after the special assessment.

E. Clements made the following-

Motion:	Approve the operating budget with a \$100/month dues increase and operating expenses as reviewed from P. Johnson and M, Blagden's drafts
2 <sup>nd</sup> :	M. Blagden
Discussion:	A. Perez asked if they should raise the capital reserve amount from 10% to 12%. The board also discussed the parking barriers and their deteriorating condition. Board approved \$50 increase pending deed restriction approval.
Vote:	The motion passed unanimously.

There was also discussion of raising rates on the two rental properties. The two units are deed restricted so the HOA is only allowed to increase the cost by a percentage, though S. Bearth believes they're below the threshold currently. The board requested information on the deed restriction to prevent running afoul of the housing authority. S. Bearth agreed to look into the amount the HOA can charge in the deed restriction. They would like to charge \$825 up from \$775, a \$50 increase effective in November.

#### Short Term Fee Survey

S. Bearth wrote a shorter, more concise version of the short-term rental fee survey. The board approved of the draft and asked S. Bearth to present it to the ownership as proposed.

#### **New Business**

##### HOA Annual Meeting and Agenda

P. Johnson requested the ownership be updated as to who owes and who has paid on the special assessment for the water line repair in the HOA meeting materials. P. Johnson is up for reelection this year. The board approved of the HOA agenda and meeting materials for the annual HOA meeting.

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

The next meeting is the Annual HOA meeting scheduled for

##### **Adjournment**

E. Clements made the following-

Motion:	Adjourn meeting
2 <sup>nd</sup> :	P. Johnson
Discussion:	None
Vote:	The motion passed unanimously

The meeting was adjourned at 6:23pm MDT.