

**Eagles Nest Townhomes
Of Mt. Crested Butte
Condominium Association
Board of Managers Quarterly Meeting
February 14, 2007**

Call To Order

President, Rick Morrison, called the meeting to order at 9:05 a.m.

Roll Call/Establish Quorum

Board of Managers present in person:

Bob Patton

Board of Managers present via telephone:

Rick Morrison

Gary Garrett

Ron Warner

A quorum was established, having 4 members present.

Management present:

Kendall Collins

Wanda Bearth

Grant Benton

Reading of the minutes

Gary made the following:

Motion: To waive the reading of the minutes from the December 13, 2006
Board of Manager's meeting and accept as presented.

2nd: Bob

Vote: Unanimous Approval

Financial Report

Wanda advised the BOM that the association's deposits totaled just over \$70,000 as of December 31, 2006, but that the available cash is just under \$50,000. The BOM requested that future balance sheets include a footnote detailing pending projects and committed funds.

Manager's Report – Grant Benton

Bob Patton, Bill – the electrician, and I looked at the most efficient way to have the common hall heaters turn on/off at the appropriate times. I wanted to test the 9/10 common hall heater since it was the only one that had conduit running on the outside of the inside common wall. We also discussed, and Bill is implementing in that one hallway, the best way to have the lights turn on/off through motion sensors. Common hall at unit 16 motion sensor lights were adjusted to stay on for 5 minutes instead of 1 minute (those lights work with motion wall switches). The owner of 16 believes this is a great idea for saving electricity as well as a nice feature.

Garage insulation was ordered from Home Depot where it was back ordered from the supplier. This is taking much more time than I had anticipated. I am also installing rubber sewer caps for all the “clean out” pipes in the garages – they too are on order.

We are using backhoes to remove the ice build up in front of the garages. This takes half the time with – what I believe – better results. With Bob Patton here last month, he assisted us in deciding when to remove the ice.

The mats for the upper hot tub (outside rubber mat) and lower hot tub (rubber mat), and lower inside sauna area (inside mats) are installed. The cover switch plate for the lower sauna is installed (it is not the *original type* cover plate, but the only one we could find that would match the best).

EN16 sheet rock damaged replaced from damage 6+ months ago. The roof has now leaked at unit 16 - Avalanche shoveled roof since. Avalanche Roofing resealed 16, 39 and 11 and 38. I talked to Avalanche the other day and they are highly suggesting that every 2 years the roof be resealed (meaning caulking at flashings and screws tightened). The last resealing was done +/- 4 years ago. Resealing the entire complex would be approximately \$3000-\$5000, and could be done when the weather becomes warmer (May-June).

The 12/08/06 paving bid from United: For \$49,471.00 they will “cover over the existing pavement”. For \$73,304.20 they will “pulverize [rip up] the existing asphalt, use the existing asphalt to re-lay for a “new” driveway, then recover with a 3” top”. That is the layman's terms I received a couple of days ago via a phone call from United Paving.

Plowing-Kendall said no heavy equipment has touched the building. Gary acknowledged that the stucco may need to be repaired annually and that the visible damage is likely from water and snow.

Stone veneer-Rick questioned if there would be a savings if the assn installed rock. Kendall stated that it would be \$21/sq foot. Bob suggested that the BOM continue to maintain the stucco.

Upper hot tub-The stucco for hot tub will run about \$700 for the upper level, but the original bidder is no longer available. Crested Butte Lodging & Property Management (CBL) is searching for another stucco contractor. The roof will be installed within a few weeks.

Engineer's opinion-Buckhorn Geotech has been asked for 3 bids: buildings, driveways and retaining wall.

Hardie Board siding claim-The lawsuit has been filed on the association's behalf by attorney Art Tresize. Rick asked that CBL approach AC Houston Lumber regarding repainting the siding to improve the appearance now that the claim has been filed.

Old Business

The BOM reviewed the capital improvement project list, maintained and updated by Gary. Under review are projects including:

- Repairing the living room deck membranes to eliminate leaks which are evident by the stains on some garage ceilings.
- Repainting the Hardie Board to improve the appearance while the association waits through the legal process as a suit has been filed.
- Renovating the upper sauna area, including new drywall, paint, tile, fixtures and necessary plumbing repairs.
- Repairing the parking lot.
- Repairing the stucco at ground level and around the chimneys.
- Inspecting/repairing the sewer lines.
- Sealing the roofs, to eliminate leaks, particularly evident in several master bedrooms and implementing a reserve fund for future roof replacement.
- Obtaining an engineers opinion regarding soil stability/driveway replacement.
- Replacement of the hallway heaters.
- Replacement of deck railings.
- Garage door replacement.

After the BOMs review of each project and cost estimates, Bob made the following:

Motion: Assess each townhome \$5000 this year, with a minimum of \$2500 to be assessed next year.

2nd: Rick

Vote: Motion did not carry.

After further evaluation and discussion, Rick made the following:

Motion: Assess each townhome \$3500 this year with a due date of June 1, to be followed with a minimum assessment of \$3000 in each of next 2 years.

2nd: Gary

Vote: Unanimous approval.

The vote was followed by discussion regarding the size of the assessment, and concerns that the assessment is not enough to fund each of the items on the project list, and also concerns about the impact the assessment may have on individual owners.

Bob made the following:

Motion: Increase the assessment to \$5000 (per town home), due June first, and advise owners that the assessment will be \$4000 to \$7000 in each of the next two years.

2nd: No second.

Bob Patton asked that the record reflect his vehement opposition to the lower assessment of \$3500.

Kendall offered that CBL will obtain bids for the project list and complete as much work as possible, this summer, given the funding that will be available via the special assessment.

Rick made the following:

Motion: Increase the agreed upon assessment to \$4000 (per townhome), due by June first, with notification to owners of an expected assessment of \$4000 or more due June 2008 and 2009, final amount dependent on the engineering reports, the sewer line inspections, the roof's condition, and other problems which may arise in the course of construction.

2nd: Gary

Vote: Unanimous Approval

Rick will draft a letter to the membership detailing the scope of work and the decision on the assessment for the Board's review. The BOM agreed that the initial focus will be on the driveway repair (including hiring a civil engineer), the sewer repairs, deck membrane repair, Hardie paint touch up, upper sauna remodel, sealing the roofs and stucco repair.

Ron Warner reminded the group that the assessed amount due from time share owners will be based on percentage of ownership in the townhome.

New Business

There was no new business.

Adjourn

The meeting was adjourned at 11:25 a.m. by Rick with no objections from the Board.

Wanda Bearth, Recorder

Approved: _____(date)

By: _____
Ron Warner, Secretary