

**Eagles Nest Townhouses of Mt. Crested Butte  
Board of Managers Meeting Minutes  
August 3<sup>rd</sup>, 2009 1 p.m. MST  
Three Seasons Conference Room Mt. Crested Butte, CO 81225**

**Call to Order**

Ron Warner called the meeting to order at 1:25 p.m.

**Roll Call/Establish Quorum**

Board members present in person:

Ron Warner  
Susan Baber  
Rick Grivas  
Bob Patton  
Dan Goetz

A quorum was established with all 5 board members present.

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

Wanda Bearth  
Patrick Seaman  
Grant Benton

**Election of Officers**

A slate of managers was proposed with Rick Grivas becoming President, Susan Baber Vice President, Ron Warner Secretary/Treasurer, Bob Patton Manager, and Dan Goetz Manager.

Dan made the following:

Motion: To approve the slate of managers as proposed.  
2<sup>nd</sup>: Bob Patton  
Vote: Unanimous Approval

Board of Managers, 2009:

Rick Grivas, President (term expires 2011)  
Susan Baber, Vice President (term expires 2011)  
Ron Warner, Secretary/Treasurer (term expires 2010)  
Bob Patton, Manager (term expires 2012)  
Dan Goetz, Manager (term expires 2012)

**Reading and Approval of Past Meeting Minutes**

Susan made the following:

Motion: To waive the formal reading of the following minutes: July 16, 2009; July 9, 2009; June 4, 2009; March 6, 2009;

December 5, 2008; November 19, 2008; August 29, 2008;  
August 4, 2008.

2<sup>nd</sup>: Dan Goetz  
Vote: Unanimous Approval

## Reports

Manager's Report – CBL updated the Board regarding the damage in unit 10 which resulted from roof leaks. Living room and bedroom flooring and carpet and some drywall were damaged and repairs are nearly complete. Leaks have also been discovered in the second bedroom under the flat roof.

Financial Report – CBL reviewed the financials briefly with the Board. A CD was cashed in July as the money is needed for roof expenses. Cash as of 8/3/09 was over \$488,000. Roughly \$130,000 will be left after current planned expenses are paid for.

## Old Business

Gutters – The possible addition of a gutter system was discussed. The Board mentioned that there would still be ice buildup somewhere as heated gutters would just move the water to another location; wherever the heating stops, there will be ice. Wiring is being installed in case the Board decides to add heated gutters/downspouts in the future.

Erosion/Drainage – There is an engineer doing a survey to help determine the best course of action for draining water from behind the buildings. There is a possibility that digging and doing gentle regarding might fix the problem. This would be less expensive than installing a French drain system.

Snow Removal – It was brought up that when the town plows the city streets, they plow snow into the backs of the buildings. There appears to be other storage areas on vacant lots nearby that the town could use. CBL said they would arrange a meeting with Joe Fitzpatrick, town manager, to discuss and new plow strategy for the upcoming winter. The Board mentioned that the vacant lot near unit 40 is owned by an Eagle's Nest Homeowner who would allow snow to be placed on the lot.

## New Business

IRS Excess Income Resolution – This was briefly discussed and in regard to IRS Revenue Ruling 70-604 which allows excess membership income over membership expenses to be applied to the following fiscal year-

Dan made the following:

Motion: To accept and sign IRS resolution ruling 70-604.  
2<sup>nd</sup>: Susan Baber  
Vote: Unanimous approval

Siding Repair – The Board discussed how to fix/replace the siding that deteriorated when pulled off to install the roof.

Rick made the following:

Motion: To replace the damaged siding that Telluride Roofing had to remove with factory painted autumn tan Hardie Board.  
2<sup>nd</sup>: Dan  
Vote: Unanimous Approval

Electrical Panel Replacement – The Board brought up that the replacement of the outside electrical panels is a priority. Only the building housing units 1-8 has been done.

Rick made the following:

Motion: To have Crested Butte Electric replace the remainder of the outside electrical panels.  
2<sup>nd</sup>: Susan  
Vote: Unanimous Approval

Flat Roof Repair – The Board discussed that repairing the 5 flat roofs (units 10, 20, 23, 29 and 35) that have been leaking is also a priority.

Susan made the following:

Motion: To have the 5 flat roofs repaired.  
2<sup>nd</sup>: Rick  
Vote: Unanimous Approval

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

The Board will tentatively meet again on Wednesday, August 12<sup>th</sup> at 6:00 p.m. MST

### **Adjournment**

The meeting was adjourned at 3:08 p.m.

Approved: \_\_\_\_\_  
(date)