

## Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte  
Board of Directors Meeting  
Conference Call  
February 16, 2021 ~ 6pm MST

### Call to Order

R Cook called the meeting to order at 6:01pm.

### Roll Call/Establish Quorum

In attendance-

Patrick Johnson  
Richard Cook  
Evans Clements  
Jackie Desposato  
Joe Stembridge

A quorum was established with all 5 Board members in attendance.

Also in attendance, Wanda Bearth and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL).

### Reading and Approval of Past Minutes

November 18, 2020

P Johnson made the following-

Motion: Waive the formal reading of the November 18, 2020 meeting minutes  
and approve as drafted by CBL  
2<sup>nd</sup>: E Clements  
Vote: Unanimous approval

### Reports

#### Manager's Report

W Bearth

#### Roof Shoveling/Issues

W Bearth reported that the roof contractor is putting more emphasis on the back side of the building to clear the roof slide in front of windows. She informed the Board that vents were installed above unit 28 to mitigate the condensation that can cause leaks. CBL has responded to two other leaks reported this winter.

### Sauna repair completion

W Bearth reported the new unit was installed in December and the project was completed.

### Fire place red tag completion

CBL followed up on the direction from the Board to red tag the condemned fireplaces. CBL will be installing new tags where they were missing. The Board directed CBL to charge the specific unit owners for replacing their red tag.

### Annual Maintenance

W Bearth presented the reoccurring maintenance item list that CBL has been operating off of. The Board directed CBL to remove the rekeying project.

### Financial Report

W Bearth reported that as of January 31, 2021 the association had almost \$235,000 in available cash. The association ended January under budget by roughly \$4,900, and year to date the association is under budget by almost \$9,500. W Bearth informed the Board that the association paid some income taxes on the rental income received since the association ended the year under budget.

### **Old Business**

- Engineer Progress Update - *(Pending for spring meeting)*
- Deck post repair estimate from CBL – *(Pending for spring meeting)*

### **New Business**

The Board discussed the upcoming Board vacancy. CBL will reach out to the membership to see if there is any interest in filling this vacancy.

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

The next meeting will be held on May 19<sup>th</sup>, 2021 at 6pm MDT.

### **Adjournment**

The meeting was adjourned at 7:10pm.