

**Eagles Nest Townhouses of Mt. Crested Butte
Quarterly Board of Managers Meeting
Conference Call
December 5, 2007 10:00 a.m. (MST)**

Call to Order

The meeting was called to order by President Rick Morrison at 10:05 a.m.

Roll Call

In attendance via telephone:

Rick Morrison
Ron Warner
Gary Garrett
Adam White

Management present:

Wanda Bearth
Grant Benton
Kendall Collins

A quorum was established, with 4 of 5 board members in attendance via telephone.

Old Business

Renovations: The board reviewed the proposal submitted by Gordon Bray for the potential renovations to the property including: asphalt or concrete driveway, sewer line replacement, French drains, driveway heat, deck railings, deck membrane replacement, new roof, stucco and rock work, garage doors, garage slab work and guard rail replacement.

Adam offered to put together a spread sheet comparing bids from other contractors. He will include the pros and cons of each item as well as comparison pricing. Adam plans to have that to the board by the end of next week. Management will seek out new bids for replacement of the concrete aprons and the sewer work.

Rick lead a discussion regarding the need for a general contractor and the possibility of performing one element of the remodel at a time was considered. Adam suggested that board members or homeowners could oversee the work. Kendall offered that management could act as the Board's eyes and ears, especially if just one element of the renovation was occurring at any given time.

Hardie Plank Claim-Rick will be speaking with the Association's attorney, Arthur Tresize, regarding the progress of the suit.

Hillman Project-Grant reported to the Board that Joel Hillman has advised the Mt. Crested Butte Planning Commission of his intention to present a revision to his original application to develop the parcel adjacent to Eagles Nest. Wanda will be attending the Commission Meetings and report back to the board.

Stucco protection-The Board approved the installation of 4 steel barriers to protect the stucco on the corners of the buildings. The barriers were fashioned by Cowboy Steel and will be installed on the 4 'worst' corners, as a test.

New Business

Bob Patton has submitted his resignation from the Board of Managers. Gary suggested Susan Baber as an appointment to fill the remainder of the term. He will call Susan to discuss her interest in serving the Board.

The meeting was adjourned at approximately 11:15 a.m. by Rick Morrison.

Approved: _____ (date)

By: _____
Ron Warner, Secretary