

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
February 4, 2026 ~ 3pm MT

Call to Order

E Clements called the meeting to order at 3:01pm MT.

Proof of Notice

Notice was emailed to all owners and posted to the association's website.

Roll Call/Establish Quorum

In attendance-

Evans Clements
Jackie Desposato
Noah Goetz
Mike Blagden
Lee Rigby

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

Also in attendance, Sierra Bearth and Aldie Berezowskyj, Crested Butte Lodging & Property Management, Inc. staff (CBL), and owner, Laura Keley.

Reading and Approval of Past Minutes

December 10, 2025

N. Goetz made the following-

Motion: Waive the formal reading of the December 10, 2025 meeting minutes and approve as drafted
2nd: J. Desposato
Discussion: None
Vote: Unanimous approval

Reports

Manager's Report

S. Bearth shared the upper Eagle's nest sauna is working. CBL is working to realign dial numbers and signage. S. Bearth shared the lower Eagle's Nest sauna is not working. CBL is trying to dry out sauna from suspected water damage. Awaiting on further instruction from CB Hot Tub on next steps. CBL to get signage on posted to inform users it is a dry sauna.

S. Bearch shared compact car parking only signage near unit 39 has been installed. CBL to add more signage for additional compact car parking areas and add permanent UPS/FedEx signage.

S. Bearch shared that at least 4 common hallway door closers have failed and are leaking on the carpet, and need to be replaced. The Board agreed.

S. Bearch inquired about HOA involvement in keeping decks clear of snow and ice. The decks are limited common element. Board requested to engage contractor in the spring to look at the decks. Shoveling decks will not be added as a normal procedure, but completed as a one-off only when necessary. Owners encouraged to keep their decks clear when able.

S. Bearch shared the CBL plans to walk complex in spring with a contractor to discuss replacing missing rocks on lip and façade, as well as chunks of cement missing off side of building.

M. Blagden proposed installation of water leak sensors for the common areas in the complex. CBL to investigate.

Financial Report

S. Bearch noted that as of December 31, 2025 the association had \$149,590 in operating and an additional \$198,580 in the capital reserve account. Fiscal year to date, the association is under budget by \$1,831.

Old Business

Hot Tub Replacement – Upper

A. Berezowskyj shared that the upper Eagle's Nest hot tub has been opened ahead of the previously quoted April timeline given by the electricians. The hot tub has passed electrical inspection and is currently operational for guest use as of January 16, 2026. CBL will investigate further repairs in the upper bathroom, including vanity replacement.

Retaining Wall Quotes – *Pending spring*

The walls have not yet been inspected by contractors. M. Blagden requested the need to determine urgency as to which retaining walls have priority of being worked on. E. Clements shared that the landscaping below upper Eagle's Nest wall needs to be kept in mind when retaining quotes.

Collection Policy Updates – *Pending Drafting*

Pending

Capital Plan Tracking

Reset Man Hole Covers

S. Bearch shared JCI already submitted quote, and will follow up on JCI's availability to do project.

Repair Apron Heat

A. Berezowskyj shared that all of the aprons are operational.

Refinish Garage Doors

S. Bearth shared this will be a spring project.

Unit B Flooring & Paint

S. Bearth shared the project has been completed and all invoices have been received and will be reflected by the February financials.

New/Unscheduled Business

None

Establish Next Meeting Date

N. Goetz made the following-

Motion: Hold the next meeting on Wednesday, May 6th, 2026 at 3pm MT.
2nd: J. Desposato
Discussion: None
Vote: Unanimous approval

Adjournment

The meeting was adjourned at 4:13PM MT.