

Meeting Minutes

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Meeting
Conference Call
December 1, 2021 ~ 6pm MST

Call to Order

E Clements called the meeting to order at 6:07pm MT.

Roll Call/Establish Quorum

In attendance-

Evans Clements
Joe Stembridge
Mike Blagden
Pat Johnson
Jackie Desposato

A quorum was established with 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

August 2, 2021

J Stembridge made the following-

Motion: Waive the formal reading of the August 2, 2021 meeting minutes and approve as drafted by CBL
2nd: J Desposato
Discussion: None
Vote: Unanimous approval

Reports

Manager's Report

Bob Cat Sale

W Bearth reported the Bob Cat sold for \$14,500 on marketplace, which was more than originally quoted and the sale was finalized.

Piezometers – Concrete Apron Follow Up

S Bearth reminded the Board that the piezometers are in place for this winter, to be checked in

the spring. There are some concrete aprons that have moved, creating trip hazards, and CBL will research possible solutions for this.

Crawl Space Checks

S Bearth reported that the recent crawl space checks resulted in finding a leak in one of the crawl spaces coming from the exterior. CBL proposed a temporary hydro patch to keep the water out for the winter. The Board directed CBL to look into this patch. S Bearth reported another leak was found, but it originated from the kitchen sink and the owner was able to repair it.

Financial Report

W Bearth reported that as of October 31st, 2021 the association had \$261,210 in available cash. She reported that hot tub labor is over budget due to the hot tubs staying open through off season. Maintenance labor is over budget because of issues with unit 28 man door into the garage.

Old Business

Property Signs

J Desposito will share a few options after receiving pricing.

Door Decals

The Board discussed allowing individuals posting approved rules in their own hallways. Add verbiage about parking passes. S Bearth will reach out to the interested owner and work out signage with them.

Hillside Landscaping Plan

P Johnson reminded the Board that he looked at the hill following the annual meeting and did not see evidence of erosion. W Bearth informed the Board that a bid was received three years ago to add fabric to that hillside. P Johnson will go back next spring to take more photos and compare for any erosion.

New Business

Shared Hallway Storage Space Discussion

S Bearth reported that complaints have been received of storage racks showing up in the shared common hallways. The Board noted that personal items are not allowed in the common hallways, but a few pairs of shoes are acceptable. CBL will ensure the storage racks get taken down or put away.

Unscheduled Business

J Desposito shared that other HOAs on the mountain are charging a fee to owners that short term rent their units and inquired about Eagles Nest charging a similar fee.

Establish Date of Next Meeting

The next meeting will be held on Wednesday, February 16th, 2022 at 5pm MT.

Adjournment

E Clements made the following-

Motion: Adjourn the meeting

2nd: J Stembridge

Vote: Unanimous approval

The meeting was adjourned at 7:36pm MT.