

## MEETING MINUTES

### Eagle's Nest Townhouses of Mt. Crested Butte Annual Homeowners Meeting Monday, August 7, 2023 9:00 a.m. MDT

#### Call to Order

E. Clements called the meeting to order at 9:07am MDT.

#### Proof of Notice

Proof of notice was mailed, emailed, and posted to the association's website.

#### Roll Call/Establish Quorum

Unit	Owner	% Ownership	In Attendance	Proxy
1	Randy & Rosemary Ewing	2.50%		
2	James A. & Judith W. Gibbs	2.50%	Y	
3	Richard & Susan Barnes	2.50%	Y	
4	Sonja K. Straus-Mays & Aaron Mays	2.50%		
5	Mark Schaeffer	2.50%		
6	George & Bambi Beshire	2.50%		
7	Charles & Rebecca Novak	2.50%	Y	
8	Lee Rigby	2.50%	Y	
9	Monique B. Patton	2.50%		
10	Darren Berns & Kathleen FitzCallaghan	2.50%		
11	Milisa Rizer	2.50%	Y	
12	John A. Carter	2.50%		
13	Christoper Headrick	2.50%		
14	Peter Spitz & Suat Tan	2.50%		
15	Richard E. Morrison	2.50%		Y
16	Jay & Carolyn Maltby	2.50%	Y	
17	Joseph & Jennifer Stembridge	2.50%	Y	
18	Roy T. Pitcock	2.50%	Y	
19	Michael & Kelli Brown	2.50%		Y
20	Kelly & John Ritch	2.50%		
21	James Breen & Frank Poeschel	2.50%		
22	Cole Investment Properties	2.50%	Y	
23	Michael Henry Thornhill	2.50%		

Proxy to Wanda Bearth  
Back up proxy to Evans  
Clements

Proxy to Sierra Bearth

24	Anthony Perez	2.50%	Y		
25	Christin D. & Albert M. Neroni	2.50%	Y		
26	Justin Hall & Kelsey Bernius	2.50%	Y		
27	Dan B. & Laurie J. Goetz	2.50%		Y	Proxy to Noah Goetz
28	Alexander Illingworth	2.50%	Y		
29	Michael & Nicole Blagden	2.50%		Y	Proxy to Evans Clements
30	Patrick & Loretta Johnson	2.50%	Y		Call In User 1
31	Jari Uitto & Jennifer Lynskey	2.50%			
32	Luis & Karen Vargas	2.50%			
33	Steven & Susan Murphy	2.50%	Y		
34	Lapis Sky, LLC.	2.50%	Y		
35	Anita Carmen Gardner	2.50%			
36	Pearce	2.50%			
37	The Topham Family Trust	2.50%			
38	John & Janice Clark	2.50%		Y	Proxy to Evans Clements
39	David & Jacqueline Desposato	2.50%	Y		
40	Daniel & Vicki Dunkelberg	2.50%			
			<b>42.50%</b>	<b>12.50%</b>	
			<b>Grand Total:</b>	<b>55.00%</b>	

## Reading and Approval of Past Minutes

### -HOA Meeting August 1, 2022

#### A. Perez made the following-

Motion:

Waive the reading of the August 1, 2022 meeting minutes and approve as drafted by CBL

2<sup>nd</sup>:

J. Gibbs

Discussion:

None.

Vote:

The motion passed unanimously.

## Reports

### -Manager's Report

S. Bearth delivered the managers report and brought the HOA up to date on work performed in the previous year. Work performed includes upper hot tub work, sweeping parking lots, adding backer rod to the driveway gaps at lower, groundwater study, guardrail repairs, painting on the NW corner, mud jacking, apron heat issues lighting repairs at lower Eagles Nest, Radon testing, and plumbing issues following the repair behind the lower building. Fluctuations in water pressure were detected following the plumbing repair, and CBL is currently monitoring the situation. CBL is now inspecting all fireplaces regardless of operability to make sure building safety is being prioritized.

The HOA members discussed the GCEA credit offered for energy efficient water heaters and how to get a rebate of \$900. J. Gibbs mentioned the excess material and debris outside the shop at upper, as well as the blue truck that sits unmoved at the end of the lot. S. Bearth will have the CBL crew respond to these issues. L. Rigby requested a dog waste station be installed at the upper building. M. Hart agreed to order another waste station and have maintenance install it as soon as it arrives.

-Financial Report, YE 8/31/2022

Following the end of the fiscal year, \$16k in overages was noted as well as the maintenance projects performed through August 2022. Hot tub overages as well as maintenance materials contributed to some of the overage.

-Financial Report, YTD 2023

The numbers say the HOA is \$300k over budget, but S. Bearth made clear that the cost for the waterline repair was marked in an emergency repair line item on the report as well as \$70k in snow removal overages. The hot tub came in under budget due to the temporary closure during the emergency water line repair.

**Old Business**

-Short Term Rental Fee

As an idea to bring more funds in for general maintenance on the hot tubs and keeping maintenance costs in line, CBL sent out a survey about a short-term rental fee to help cover the associated increase in hot tub costs. Owners discussed usage and expenses. The current budget does not include funds from a short term rental fee since the fee is only in discussion and has not been formally adopted.

Snow removal cost concerning fire egress and short-term rentals were discussed, and the board let the HOA know that the side windows would be shoveled out for egress as opposed to the entire back window. The Board of Directors will continue the short term rental fee discussion with the input received from the owners today.

-Cable Cancellation Follow-Up

Eagles Nest has canceled the cable contract and received a proposal for internet that rivals the cable bill in terms of expense. Due to the timing of the waterline break, the board agreed to table the internet proposal decision until next year.

-Water Line Repair and Funding Decision

The Board discussed pursuing the insurance company following the water line break and refusal to cover the claim. CBL reached out to an attorney that has experience with this claims, and after several conversations the case did not seem fruitful. S Bearth also inquired with several insurance agents on the consequences of pursuing insurance coverage, and the agents expressed that Eagles Nest could easily end up in the excess market and face an increased premium of 400%. Ultimately, the Board decided it was in the best interest of the association to not pursue the insurance carrier. All bills have been paid for the associated water break costs, and the work came in under the estimate. The board also approved an additional insurance rider by American Water Resources that should help cover any water line or sewer repairs in the future.

**New Business**

-Approved Budget

S Bearth reviewed the approved budget and noted that snow removal was bumped 30% to account for future forecasted heavy snow years. Climate change is pushing this area into greater snow amounts in good years, and lower snow amounts in bad years. Insurance is being shopped around, but Farmers Insurance is renewing the HOA for another coverage term. Due to the excess cost increases and the lack of a dues increase since 2014, the board agreed to increase monthly dues by \$100/month to see the HOA through the forecasted cost increases and current inflationary period. Many other HOA's have

increased dues by larger amounts this year in contrast. Rent on both managers units have been raised by \$100/month as well.

#### -Capital Repair Plan

Scheduled work this year was scaled back due to the emergency water line repair. The aesthetic retaining walls at upper and lower are in need of replacement and M. Hart is working with JCI on a plan for replacement. 10 more roof vents will be installed over the next year as well as a refinish of the garage doors.

#### **Members Open Forum/Unscheduled Business**

The HOA members took time to thank the Board and CBL for their hard work in making sure the repairs were done in a timely fashion as well as the additional work performed to make sure the buildings are functioning properly for owners and renters.

#### **Election of Board of Directors**

##### -One 3-year Term Expiring

P. Johnson will not be running for reelection this year and is seeking a replacement. The HOA thanked P. Johnson for his 10 years on the board and P. Johnson thanked the HOA for the opportunity to serve over the last decade.

N. Goetz volunteered to run for the board position being vacated by P. Johnson.

L. Rigby and A. Illingworth also volunteered to engage with the board over the next year during the board meetings as sit ins.

E. Clements made the following-

Motion:	Elect Noah Goetz to the board for the next 3-year term
2 <sup>nd</sup> :	J. Gibbs
Discussion:	None.
Vote:	The motion passed unanimously.

Welcome to the board, Noah!

#### **Date of Next Annual Meeting**

##### -August 5, 2024

The HOA expressed preference for next year's HOA meeting to be held via Zoom again.

#### **Adjournment**

J. Gibbs made the following-

Motion:	Adjourn meeting
2 <sup>nd</sup> :	A. Perez
Discussion:	None.
Vote:	The motion passed unanimously.

The meeting was adjourned at 11:03am.