

MEETING MINUTES

Eagle's Nest Townhouses of Mt. Crested Butte
Board of Directors Annual Meeting
Three Seasons Conference Room
August 2nd, 2021

Call to Order

Joe Stembridge called the meeting to order at 11:56am.

Roll Call/Establish Quorum

In attendance-

Joe Stembridge
Mike Blagden
Jackie Desposato
Patrick Johnson
Evans Clements

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

Also in attendance, Wanda Bearth, Lee Friedman and Sierra Bearth, Crested Butte Lodging & Property Management staff (CBL), and Anthony Perez, homeowner at Eagles Nest.

Establish Officers

J Desposato made the following-

Motion: Elect E Clements as President, M Blagden as Vice President, P Johnson as Treasurer, J Desposato as Secretary and J Stembridge as a director
2nd: E Clements
Vote: Unanimous approval

This year's slate of officers and term expirations:

Evans Clements, President	2022
Mike Blagden, Vice President	2024
Patrick Johnson, Treasurer	2023
Jackie Desposato, Secretary	2024
Joe Stembridge, Director	2022

Reading and Approval of Past Minutes

July 14, 2021

J Desposato made the following-

- Motion: Add that J Desposato joined the meeting after the hot tub discussion and approve the July 14, 2021 meeting minutes with that amendment and waive the formal reading
- 2nd: P Johnson
- Vote: Unanimous approval

Reading and Approval of Prior Year's Electronic Vote Log

P Johnson made the following-

- Motion: Waive the formal reading of the prior year's electronic vote log and approve as drafted by CBL
- 2nd: J Stembridge
- Vote: Unanimous approval

Reports

Manager's Report

CBL did not have anything to add to the manager's report. The Board discussed the rules regarding only owner's being allowed to have dogs on property. W Bearth explained the process the Board could take to levy a fine against someone who has an illegal dog. The Board directed CBL to send a notice to unit 32 that the current tenants must register the dog with the property manager, CBL.

Financial Report – A/R

L Friedman reported that two owners still owe for the fireplace inspection, otherwise all owners are in good standing. W Bearth noted that the 10 year plan is a little light and CBL will be drafting a more accurate version for the Board's consideration. The Board would like CBL to find out if there is a warranty on the garage doors and report the findings in the next meeting. CBL inquired if the Board has interest in completing an in-depth reserve study. The Board discussed pros and cons and potential costs of completing a reserve study, but did not make a decision at this time.

Old Business

Tool Cat Rate Follow Up

W Bearth reminded the Board that CBL is offering a \$100/hr labor rate when operating the tool cat (compared to \$140/hr) on top of \$500/month for garage rent. W Bearth shared the hours of usage for the bobcat, loader and toolcat in the past with the Board.

Bob Cat Sale Discussion Follow Up

W Bearth informed the Board that CBL's best educated guess at sales price is \$8,000 on the 40 year old bobcat.

M Blagden made the following-

- Motion: Amend the management agreement to include the storage agreement for CBL's toolcat with a \$100/hr labor rate to operate and \$500/month in rent for the time the toolcat is stored on property. CBL will be responsible for maintenance and maintaining insurance on the toolcat separately from Eagles Nest's policy.
- 2nd: J Desposato
- Discussion: The Board discussed the pros and cons of the toolcat and ultimately decided the benefit of the toolcat would outweigh extra costs, if any.
- Vote: Unanimous approval

J Stembridge made the following-

- Motion: Direct CBL to sell Eagle's Nest bobcat and associated tools
- 2nd: J Desposato
- Discussion: P Johnson asked how the bobcat would be sold. W Bearth explained there is not a title, so the machine would require a bill of sale. CBL can sell the machine and will accept any assistance from interested Board members in the sale. CBL will list the bobcat on the local marketplace for sale.
- Vote: Unanimous approval

Property Signs Discussion

J Desposato explained that a lot of visitor traffic drives through the lower Eagles Nest property thinking the driveway is Marcellina Lane. She presented a few photos of examples for the association to have more signage explaining the driveway belongs to Eagles Nest. J Desposato will help CBL with verbiage and layout for a new sign.

Parking Permit Follow Up

The Board directed CBL to purchase the parking permits based on the proof previously provided via email to the Board.

New Business

P Johnson volunteered to go look at the hillside behind the upper level following the mention at the annual meeting of the large amount of bare earth.

Unscheduled Business

The Board discussed adding decals to the shared front doors that state the quiet hours and no smoking. A Perez offered to put together 3 or so options for the Board to consider for more signage regarding quiet hours.

Establish Date of Next Meeting

The next meeting will be held on Tuesday, November 23rd, 2021 at 6pm MDT.

Adjournment

P Johnson made the following-

Motion: Adjourn the meeting

2nd: J Desposato

Vote: Unanimous approval

The meeting was adjourned at 1:47pm.

DRAFT