

Meeting Minutes
Eagle's Nest Townhouses of Mt. Crested Butte
Annual Homeowners Meeting
Conference Call
Monday, August 3, 2026
9:00 a.m. MDT

Call to Order

E. Clements called the meeting to order at 9:01am MT.

Proof of Notice

Notice was mailed, emailed and posted to the association's website on July 15, 2026.

Roll Call/Establish Quorum

In attendance –

Unit	Owner	% Ownership	In Attendance	Proxy
1	Laura Kelecy	2.50%	Y	
2	James A. & Judith W. Gibbs	2.50%	Y	
4	Sonja K. Straus-Mays & Aaron	2.50%	Y	
6	Martin & Jessica Jackson	2.50%	Y	
8	Margaret & Alton Rigby	2.50%	Y	
9	Monique B. Patton	2.50%	Y	
12	Matthew and Sara Striegel	2.50%	Y	
14	Let's Move to CB, LLC	2.50%	Y	
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	
21	James Breen	2.50%	Y	
23	Michael Henry Thornhill	2.50%	Y	
24	Anthony Perez	2.50%	Y	
26	Justin Hall & Kelsey Bernius	2.50%	Y	
27	Dan B. & Laurie J. Goetz	2.50%	Y	
28	Kaufman-Osborn & Barrett	2.50%	Y	
29	Michael & Nicole Blagden	2.50%	Y	
30	Patrick & Loretta Johnson	2.50%		Mike Blagden
33	Steven & Susan Murphy	2.50%	Y	
34	Lapis Sky, LLC.	2.50%	Y	
35	Anita Carmen Gardner	2.50%	Y	
37	The Topham Family Trust	2.50%	Y	
39	David & Jacqueline Desposato	2.50%	Y	

A quorum was established with 65.0% of the total membership in attendance or represented by proxy.

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

Reading and Approval of Past Minutes

HOA Meeting August 4, 2025

L. Rigby made the following –

Motion:	Waive the reading of the August 4th, 2025 meeting minutes and approve as drafted
2nd:	J. Desposato
Discussion:	None
Vote:	Unanimous approval

Reports

Manager's Report

S Bearth presented the following -

1. Common Area Water Heaters

The common area water heaters at upper and lower were replaced. In addition, CBL completed an inventory of the age of individual unit water heaters to assist with enforcement of the Association's replacement requirements. Reminder, if your water heater is 12 years or older, it must be replaced. We have two units that did not participate in the bulk replacement and are overdue on replacing theirs.

2. Hot Tub & Sauna Maintenance

Both hot tubs received regular maintenance, repairs, chemical balancing, filter replacements, seasonal openings and closings. Repairs were also completed to both saunas, including new timers, controls, operating instructions, and other mechanical issues. We also installed leak detectors in both hot tub rooms. Repairs were made to the jet line on lower's hot tub by Diamond Blue.

3. Upper Hot Tub Bathroom Renovation

The upper hot tub bathroom received a substantial refresh including a new vanity, painted walls and other finish improvements to improve the appearance of the amenity.

4. Common Area Maintenance

In addition to routine maintenance, numerous common area door closers were replaced, parking signage added, and package signage added. Measurements were taken of the garage and apron slabs so we can continue to monitor for movement.

5. Fire & Life Safety

Annual fireplace inspections have been completed. Annual fire extinguisher inspections are scheduled for September. Owners are responsible for repairs to their fireplaces identified in the report.

6. Landscaping & Exterior Maintenance

Landscaping, weed mitigation, tree trimming, repainting of stairs and retaining walls, and general exterior cleanup were completed throughout the season. We also had the sewer lines scoped per the new regulations from Mt. CB water and sanitation and uploaded the CCTV footage. This report is good for 7 years as of the date of approval.

HOA Reminders

Remodeling – Please obtain HOA approval before beginning any significant remodeling project.

Keys – Ensure CBL always has current emergency access to your unit.

Dogs – Only owners may have dogs on the property in accordance with the Rules and Regulations.

Decks & Common Hallways – Please keep decks clear of storage and keep common hallways free of personal belongings.

Parking – Please display current parking permits when on property

Website – Association documents are available at www.eaglesnestcb.org (Password: 31marcellina). If you join the blog, you'll receive email notifications of Board meetings.

The membership discussed a few items on property including trash, deck cleanliness, and a full smokers pole. S. Bearth shared that if you see something say something so CBL can help to resolve as quickly as possible.

Financial Report, YE 8/31/2025

S Bearth reported that as of August 31, 2025 the association had \$130,000 in the operating account and \$226,000 in the capital account. The association was under budget by \$5,207 mainly due to contract labor. Now the association is \$4,844 over budget due to contractor labor, largely due to the water heater replacements.

Financial Report, YTD 2026

S Bearth reported that as of June 30, 2026 the association had \$127,000 in operating and \$240,000 in the capital account. Fiscal year to date, the association is under budget by \$27,542 largely due to snow removal. A few lines went over budget including contractor labor and maintenance labor, largely due to leaks in common area hallways, and sewer backup in upper hot tub room.

Excess Income Resolution

M. Jackson made the following –

Motion: Forward excess income to future expenses to the capital reserve account.

2nd: M. Brown

Discussion: This would not amend the budget.

Vote: Unanimous approval

Old Business

Prior Year Capital Plan Updates

S. Bearth shared that replacement of upper hot tub was not a plug and play. All electrical components had to be updated, inspected and approved by the state. With CBL's work staying on top of vendors the hot tub did open this past January.

S. Bearth shared that deed restricted units got fresh paint, LVP flooring, the stairs were finished, and the cabinets and windows were sanded and stained between change over of tenants.

S. Bearth shared that 4 garage aprons got chipped out and repoured. The heat tape is now fully functional.

S. Bearth shared that resetting manhole covers in parking lot did not get done this year. This was rebid from another contractor, as the prior could not be engaged. The new bid was at a higher rate and has been rolled into next year's budget.

S. Bearth shared that the aesthetic upgrade is the garage door painting project. The weather stripping has been taken off for this painting and is going to be replaced with matching weather stripping. CBL has done the prep work at upper Eagle's Nest. This has been moving slowly due to amount of rain received in July. The manufacturer stated the paint needs 24hr to fully cure.

New Business

Approved Budget

S. Bearth shared that the approved budget starts September 1st, 2026.

S. Bearth shared that expenses are based on actuals, know increases and historical data.

S. Bearth shared that Fanny Mae/Freddie Mac lending requirements changed to require HOA's have 15% of their income allocated to reserve to be considered for terms.

S. Bearth shared that the approved budget resulted in dues of \$865 per month per unit, starting September 1, 2026.

There is also a capital special assessment, which will be billed in two parts. The first part is billed in September 2026 due by end of that month and the second part billed in March 2027 due by the end of that month. This will be \$5,000 per unit total, and \$2,500 per billing. No objections.

Capital Repair Plan

S. Bearth shared that the Seal Co budget includes patch work and pothole work at upper Eagle's Nest. There is some money every year allocated for staining & painting. This year that is allocated to window trim. CBL will be replacing the missing stone façade on the building. Roof repairs have been made in effort to keep leaks out of units. The manhole resetting budget in based on a bid. The capital plan supports completing ten to eleven decks this year.

The capital plan is the best tool for anticipating future special assessment, but subject to change each year as the budget gets approved and needs change.

Deck Inspections and Repair Plan

S. Bearth shared that CBL investigated the condition of the upper decks on the bedroom level. The capital plan budgets to complete all units over 4 years. CBL has received one bid, and is working with contractors to try and retain another bid.

S. Bearth shared that the vendors proposal is to tear deck apart & rebuild. This involves installing a TPO roof membrane which would roll up side of building and creating a 3% grade on the deck to allow water to drain off to the parking lot.

Members Open Forum/Unscheduled Business

S. Bearth reach out to Water & San and see if they have a timeline on the main sewer line repairs that have been discussed.

S. Bearth reminded membership try to minimize pet noise that is disruptive to neighbors.

The membership discussed the parking lot and challenges of striping it.

S. Bearth shared that the guardrails have been talked about amongst the Board. For the future they've discussed fully replacing them, potentially changing the style to a cable style which requires less maintenance. In interim prior to replacement, the Board will discuss a plan to make them more aesthetically pleasing.

R. Morrison shared that the drains outside garages are not all draining away and pooling water. CBL will assess the parking lot drains and schedule these to be jetted by Al's Backhoe later this fall.

S. Bearth shared that if you become a member on the Eagle's Nest website, upon postings of meetings, you would receive an email notice to get notified of Board meetings. All membership is welcome to join in on these meetings.

Election of Board of Directors

One 3-year Term Expiring

N. Goetz term is expiring and he is interested in rerunning.

S. Striegel is interested in running for the Board.

E. Clements made the following-

Motion:	To reelect N. Goetz to the Board and instate new member S. Striegel to the Board.
2 nd :	J. Gibbs
Discussion:	None
Vote:	Unanimous approval

Date of Next Annual Meeting

August 2, 2027

The next annual meeting will be held on August 2nd, 2027 at 9am MT.

Adjournment

The meeting was adjourned at 11:14am.