

**Board of Directors Meeting Minutes
Monday, June 19, 2006, 4:00 PM MDT
Three Seasons Conference Room
Mt Crested Butte, Colorado**

Call to Order

The meeting was called to order at 4:28 PM by Board President, Josh Quentzel.

Roll Call/Establish Quorum:

Board Members Present In Person

Josh Quentzel
Jeff Steere
Dan Zeroski
Tony Sansing
Toby Rippetoe

Management Company Present

Kathy Morgan
Kendall Collins
Wanda Bearth
Paula Dietrich

A quorum was established with 5 of the 5 Board Members present.

Election of Officers

Dan Zeroski made the following:

Motion: to nominate Josh Quentzel as President
2nd: Toby Rippetoe
Vote: Unanimous Approval

Tony Sansing made the following:

Motion: to nominate Jeff Steere as Vice President
2nd: Josh Quentzel
Vote: Unanimous Approval

Toby Rippetoe made the following:

Motion: to nominate Tony Sansing as Secretary/Treasurer
2nd: Jeff Steere
Vote: Unanimous Approval

Reports

The reports given in the earlier HOA meeting were incorporated into the Board of Directors meeting.

Old Business

Construction progress-doors and windows are in and trimming is nearly complete on the interior. A final walk through will occur in July. Exterior trim (Miratech 1" x 3", painted to match the stain) will be installed in July. Toby questioned if there would be an issue with matching the trim, once

the entrance doors are replaced. Josh felt that the doors are far enough away from the unit doors and windows that a slight change would not be noticed.

The wing walls will be removed on the Gothic Road side of the building and will be capped with wood on the other side. One bid has been received, and additional stucco bids are being solicited. Toby asked if the color of the stucco should be changed. The Board decided, at Kathy's recommendation, that the current color be retained.

Kendall offered to try removing snow from the Gothic side of the building next winter, in order to protect the stucco, as well as the first floor doors.

Kendall asked Josh to consider writing a paragraph or two to the members to be sent by regular mail, updating and commenting on the capital project. Tony suggested that it would be wise to include a request for current email addresses.

Kendall asked for clarification on the five year capital improvement plan. Applying rock to the exterior was of interest to the board. Kathy was directed to obtain a per foot bid on rock, so the board could discuss, in the future, just where that application would be feasible. Hardy board was viewed as an option. Management advised of the situation at Eagles Nest, where the paint is peeling after just one season.

The typical delay in local contractor's schedules was addressed by the BOD. One suggestion included contracting with Denver contractors and that free lodging could be offered, provided it didn't interfere with short term rental business. The board questioned whether warranty issues would be more difficult with an out of town contractor.

Extending the south mall deck was discussed, perhaps extending all the way to the parking lot and to the west and east edge of the building. Jeff suggested that the wider deck would be of benefit, should a restaurant decide to open in the vacant Crested Butte Lodging space which was formerly the ski shop. Dan mentioned that it's a nice area to sit, given the great view of CB Mountain.

Josh lead a discussion regarding the selection of projects. He asked the BOD to consider less expensive repairs and/or improvements that would "freshen up" the look of the building. Oiling the cedar shingles on the interior of the building was discussed. Kathy was directed to get a bid and a sample. John Bock, a local painter, was recommended by Josh and Toby and he will be asked to bid repainting of the interior walls.

A cover for the pool cover was discussed. The board directed management to build a cover for the motor end only. Adding ski lockers to the north mall was discussed.

Toby mentioned that outdoor pools are set to 75 degrees in Las Vegas. The board directed management to turn down the pool to 80 degrees, following Josh's input that the pool seems too warm.

The Board asked that management include a reminder in the monthly statement that a fine be assessed if common areas continue to be used as storage areas. The board agreed that homeowners using the conference room to store furniture while they are remodeling their condominium would be allowed during slow seasons.

Adding a lock to the outside outlets was discussed, in order to eliminate the cost of electricity associated with individuals heating their car motors during the winter. Tony suggested that we proceed with a warning regarding common area storage and revisit the outlet lock suggestion later.

The Board of Directors is required by Declaration to formally approve rental companies. After discussion, the following vote was taken.

Tony Sansing made the following:

Motion: To designate Crested Butte Lodging as a approved provider for short term rental services in 3 Seasons

2nd: Jeff Steere

Vote: Unanimous

New Business

The board directed Kathy to provide, via email, monthly financial reports.

Landscaping options were discussed. The board directed management to plant a grass-wildflower seed mix on the island and to hold off on roadside landscaping since the stucco work needs to be done and other exterior building projects may interfere. Kendall has already delivered two large boulders, at no cost to the association. The board decided that the bank should be watered, but not weed whacked. Sod had already been ordered for the mound, but the board requested that it be returned or resold.

Toby Rippetoe made the following:

Motion: to adjourn the meeting.

Seconded: Dan Zeroski

Vote: Unanimous Approval

Meeting adjourned at approximately 7 p.m.

Approval: _____

Date: _____