

**THREE SEASONS CONDOMINIUM OWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING
JUNE 9TH, 2014 9:00 A.M. (MDT)
THREE SEASONS CONDOMINIUMS MEETING ROOM
MT. CRESTED BUTTE, COLORADO**

Call to Order

Jeff Steere, HOA President, called the meeting to order at 9:00 a.m.

Proof of Notice

Wanda Bearth presented proof of notice, mailed by USPS on April 29, 2014

Roll Call/Establish Quorum

UNIT	OWNER	%	Present	Proxy
131	Tony Sansing & Linda Summers	1.6618	yes	
133	Jeff & Vicki Steere	1.6618	Yes	
135	Stephan Quentzel	1.6618		J Quentzel
136	George Cofran	1.6618	By phone	
137	Robert and Judith Griffin	1.6618		W Bearth
138	Arthur & Laurel Cole	1.6618		W Bearth
139	Karma Lama & Chimey Dolkar	1.6618	No	
140	Michael Allen Marchetilli	1.6618	No	
141	William Florian	1.6618	No	
142	Alexander & Judith Allen	1.6618		T Sansing
143	Holly D. Smith	0.9694		J Quentzel
201	Christopher H. Kirk	1.6618	No	
202	Gunnison Savings & Loan	1.6618	No	
203	Daniel & Peggy Zeroski	1.6618		T Sanderson
204	Don E. Bussey	1.6618	No	
205	Allan B. Chodor	1.6618		W Bearth
206	Corrin S. Doherty	1.6618	No	
208	Victor Grimm	1.6618	No	
231	Ralph & Terry Palmieri	2.285		J Quentzel
232	George Cofran	1.6618	By phone	
233	Kevin & Nina Morrison-Jarrett	1.6618		W Bearth
234	Bill & Dawn Taylor	1.6618	No	
235	Stephan and Joshua Quentzel	1.6618		J Quentzel
236	Roger H. Davis & Julie L. Brickell	1.6618	No	

237	Stephan and Joshua Quentzel	1.6618		J Quentzel
238	Edwin & Ashley Draughon	1.6618		J Steere
239	Myong-he Gayhart	1.6618		A Vobornik
240	William & Diane Faghih	1.6618	No	
241	John and Ami Anderson	1.6618	By phone	
242	Stephan and Joshua Quentzel	1.6618		J Quentzel
243	Jerry and Alenka Vobornik	0.9694	Yes	
244	Stephan and Joshua Quentzel	0.9694		J Quentzel
301	Christopher & Alma Juels	1.6618	No	
302	Superior Estates-Sonya Bugbee	1.6618	No	
303	Maria and David Martin	1.6618	By phone	
304	Tom & Walter Mauro	1.6618	Yes	
305	Robert & Jaqueline Jordan	1.6618	No	
306	David Glickson	1.6618	By phone	
308	Carol Blundell Burns	1.6618	No	
331	Tom Mauro	2.285		W Mauro
332	Mr. & Mrs. William Brock	1.6618		W Bearth
333	Michelle A. Elssaser	1.6618		J Quentzel
334	Jan Harland	1.6618		W Bearth
335	Alex Kaiser	1.6618	No	
336	Marc & Karly Yeston	1.6618	Yes	
337	Alex Kaiser	1.6618	No	
338	Frank J Konsella	1.6618	Yes	
339	Roger H. Davis & Julie L. Brickell	1.6618	No	
340	Carol Anne Miller	1.6618		W Bearth
341	M. Scott Brickert	1.6618	Yes	
342	James & Connie Rehberg	1.6618	By phone	
343	Nicholas & Caroline Brust-Matt Brust	0.9694	No	
344	Craig Korn	0.9694	No	
C7,8,14	Team Prep USA-Trent Sanderson	2.209	Yes	
C9-13,C15-18	WDK LLC-Wanda Bearth	5.52	Yes	
C2-C6	P.S.I. Realty, LLC-Susan Leeming	3.487	Yes	
C1,19,20	THS - Jeff Steere	2.924	Yes	

A quorum was established with 68.1486% of the membership in attendance or represented by proxy.

Also in attendance-

Wanda Bearth, Grant Benton and Lee Friedman with Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Prior Meeting Minutes

T Sansing made the following-

- | | |
|-------------------|--|
| Motion: | Waive formal reading of the June 3, 2013, HOA meeting minutes and approval as submitted by CBL |
| 2 nd : | S Brickert |
| Vote: | Unanimous approval |

Financial Report

L Friedman reported that the fiscal year ending June 30, 2013 closed with \$152,000 in available cash; \$379,548 in revenues; And \$352,317 in expenses, with a net revenue of \$27,231. The current fiscal year, as of April 30, 2014 is running over in expenses by \$16,605 primarily due to the big snow year. The available cash is \$183,296 as of April 30, 2014.

Manager's Report

G Benton and W Bearth summarized the work done by CBL on behalf of the HOA:

1. CBL stained the unit decks and replaced some lumber on 1 deck.
2. Ordered, and will install, roof safety anchors before the 2014/15 winter.
3. The roof is 23 years old. Just last week we completed a screw and glue along with other major repairs. As long as we maintain the roof it should last several years... but when the roof needs to be replaced we will most likely need to remove it since it is covering over the old, original roof. So what I need to remind the home owners is that project will be expensive.
4. CBL has contacted Sealco to crack seal the parking lot this fall. In 2013 the parking lot was crack sealed and surfaced. CBL and the Three Seasons Board will be doing a walk around to discuss this and other work.
5. We hired Cowboy Steel to replace the hot tub gate, which was completed in March, and the old 1x6" slat wall next to the gate will be removed and a metal "panel wall" in similar design to the new gate will be installed.
6. CBL had the old wood slat hot tub, sauna area floor replaced with a composite floor – no more splinters!
7. The new LED light fixtures in the south mall are doing great – we will be speaking with the Board about disconnecting the south side, 3rd floor fluorescent fixtures, add trim to the bottom of the wood fixture covers and paint the covers white to help the old fixture cover blend into the wall. Then we are looking into adding LED fixtures over the 3rd floor unit doors. This final work will complete the south side LED upgrade.
8. The fire suppression backflow was replaced / updated. We added more sprinklers throughout the complex per the new fire code, and fire inspection was completed.
9. A contractor was hired to replace and update all unit smoke detectors. We will be replacing the old smoke detectors with new detectors. For units that are missing a detector in one or more of the bedrooms the fire department is requiring us to install detectors in those rooms. Please let me know if your condo was updated recently.
10. We have added many more throw rugs throughout the building in order to try to extend the life of the carpet. New carpet was also installed on the north stair landings. Rubber stair treads were added all the way up the north side stairs. If the owners have any ideas or opinions on protecting the carpet please let us know!
11. CBL had 2 stairwell handrails in the center stairwell (main floor) sanded and re-stained as an example of possible work for the rest of the handrails.
12. Landscaping: We are focusing more on landscaping this year. You will notice some landscape patching around the complex, and we are going back to mowing the Gothic road side grass.
13. The stucco contractor has been contacted to perform repairs.
14. Wi-Fi: We had to replace 3 wi-fi routers.

15. CBL created a new website for the Three Seasons. The old one was dated, built by older software, and had issues with being hacked at random times. Please visit the new and improved Three Seasons site: 3seasonscb.com
16. Water heater update – During the Board meeting we will be discussing fines for units that have not complied with the Rules & Regulations (Page 2 - Under General - #6): The Board places the owner on notice that the owner should replace any water heater that is 12 years old or older with a new water heater – installed per code. First floor units may be exempt at the Board’s discretion.
17. CBL is maintaining subscriptions with entities including: American Hotel & Lodging Assn, CO Hotel & Lodging Assn, Colorado’s Department of Regulatory Agencies/Real Estate and Hindman/Sanchez, a Denver based law firm specializing in HOA law, who provide legal updates, interpretation and advice, which is essential for keeping up with the new legislation. Incidentally, HB13-1277 will require all property managers to be licensed with the state by July 1, 2015. Wanda and Grant’s current credentials already qualify us for licensing!

Old Business

Water heater replacement progress-CBL reported that there are still 18 owners who have water heaters older than 12 years and have yet to replace them. A Vobornik requested that the Board review the water heater replacement rule, given many owners have been choosing Marathon, a superior product, who warranties against tank failure for a lifetime. J Steere agreed and that will be considered by the Board.

Supply line replacement –J Steere lead a conversation regarding the potential damage that can be caused by failing supply lines; the Board will be updating the rules to require replacement of aging supply lines.

Bike storage- The bike rack is overflowing. CBL will be sending out notices to owners allowing some time for bikes to be claimed prior to disposing of them.

New Business

TV alternatives- G Benton and W Bearth have researched alternatives including free digital TV and the reduction in the TV package purchased through Time Warner. At the same time, W Bearth is pricing the addition of cable wi-fi. Owners seemed in favor of discontinuing HBO, especially if the internet is expanded. A Anderson cautioned against decreasing the service, as it will not meet renter’s expectations. F Konsella advised that the amenities and services received through the payment of dues shouldn’t be altered.

Snow removal-W Bearth explained the snow removal program last season and the decision to store snow on the parking lot, rather than hauling it away was a significant savings for the HOA. Although the lot was much tighter due to the abundance of snow banks, no one was ever left without a place to park.

Email addresses-W Bearth advised that CBL has changed accounting programs and email addresses will be necessary. CBL will contact each owner regarding this change.

Equipment storage lockers-The Board will be pursuing bids for storage lockers to be placed in the conference room.

Future capital repairs-J Steere briefed the homeowners regarding the projects that are in consideration for this year, including: Parking lot seal coat, security camera, carpet replacement, hand rail refinishing,

stucco repair, entry door replacement and painting the west retaining wall. Longer term projects include projects such as: Pool resurfacing, entrance door replacement, roof replacement.

Election of Board of Directors

Two seats, currently held by W Mauro and J Steere are up for election this year. F Konsella, W Mauro and J Steere each stated their interest in serving on the Board of Directors.

W Bearth made the following-

Motion:	Place each of the interested individual's names on ballot
2 nd :	T Sanderson
Vote:	Unanimous approval

W Mauro and J Steere were elected to the Board of Directors by way of secret ballot.

Establish Date of Next Meeting

The next annual homeowners meeting will be held on June 8, 2015, at 9 a.m.

Meeting Adjournment

J Steere adjourned the meeting at 11:20 p.m.