

**Three Seasons Condominiums
Board of Directors Meeting Minutes
Thursday, September 3rd, 2026
Conference Call**

Call to Order

Jeff Steere called the meeting to order at 5:04 p.m. MDT.

Proof of Notice

Notice was emailed and posted to the HOA's website.

Roll Call/Establish Quorum

A quorum was established with Jeff Steere, Jeff Scelza, Michael Pugh, Joe Schoen and Wanda Bearth in attendance. Sierra Bearth, with Crested Butte Lodging & Property Management (CBL), was also in attendance.

Reading and Approval of Past Minutes

J Steere made the following-

Motion:	Waive formal reading and approve the minutes of the May 27, 2026, meeting as submitted by CBL.
2 nd :	J Scelza.
Vote:	Unanimous approval.

Reports

Managers Report

S Bearth reported that 2 or 3 bats got into the building, the roofer noticed the hatch wasn't completely sealed, problem solved.

HVAC system-Now operational but several belts had to be replaced after turned on.

Unit 239 tub drain-Recently replaced, just a slow drain. Two replacements are budgeted each year.

Transformer parking- The fire department advised that cars need to park at least 10 feet away from the transformer. Lines have been painted and the oil spill following the transformer's failure last year has been cleaned.

Pool work-The boiler exhaust and sand filter have been maintained. The sand in the filter will be replaced every 3 -5 years.

Fire doors-In compliance with fire code, the fire doors have been closed. Adjustments were needed to these solid/heavy metal doors to allow for easier opening and closing.

Watering restrictions-Mt CB Water & Sanitation has limited watering/irrigation to just 2 days per week, 4 hours each day, resulting in a yellow tinge in the HOA's lawn.

Noxious weeds-A certified company, town of Mt CB approved and specializing in noxious weeds, has attended to Three Seasons yard and hillside. Weed control is vital for wildflower abundance.

Painting-Both the south and north windows have been painted; The south windows were also re-sealed and the lowest trim board was wrapped.

Bike roundup-A dozen bikes were pulled out of the north mall, which did not have the sticker available at CBL's office. A few more are chained, and the chains will be removed, and those bikes will also be put into storage. Notice will be sent to the homeowners, and the bikes will be donated or disposed of if not claimed.

Bathroom fans-S Bearth hasn't heard from several owners about cleaning or replacing their bathroom fans. Staff will follow up.

Financial Report

S Bearth reported that as of July 31st, the HOA had \$279,934 in the deposit accounts. July ended under budget on regular operating expenses by \$35. Contract labor was over by \$1500, primarily due to the unexpected work related to painting around the transformer and cleaning the oil leak, and work on the HVAC fan belts. The final payment for the HVAC work arrived in June, making June appear over budget, but this was just a timing issue.

New Business

M Pugh made the following-

Motion: Move into executive session at 5:45 p.m. to allow for a candid and confidential discussion related to contractor performance.

2nd: J Steere

Vote: Unanimous approval

M Pugh made the following-

Motion: Close the executive session at 5:54 p.m.

2nd: J Steere.

Vote: Unanimous approval.

Insurance Update

S Bearth presented a competitive bid from Cross Cover for the HOA insurance package. J Steere asked to see about increasing the limit to \$25MM (from \$24MM) for the property portion and increasing the deductible from \$25,000 to \$50k or \$100K.

M Pugh made the following-

Motion: Accept Cross Covers package proposal, assuming the property increase and deductible increase will align with our expectations and confirm the vote with an email vote after confirmation from the agency.

2nd: J Steere.

Vote: Unanimous approval.

Lending Compliance Progress

The amendment removing Section 9.6 from the Declaration has been recorded with the County and certain signage around the building has been removed. J Steere led a discussion regarding the steps already taken back in 2008 to abandon the front desk that was built in 1982, a decision made in 2008 because the HOA did not offer reservation, registration, check-in or housekeeping services.

M Pugh made the following-

- Motion: Approve the corrections to the Association's meeting minutes since 2008 replacing references to a "front desk" with "management office" where the term "front desk" was used inaccurately to describe the management companies private office
- 2nd: J Steere.
- Discussion: The Board finds that these corrections are intended to accurately reflect the historical and current operation of the Association and do not alter the substance of any action previously taken by the Board. The Association does not operate a front desk, registration desk, or hotel-type guest registration service, and the prior references to a "front desk" were inadvertent terminology rather than a description of services provided by the Association
- Vote: Unanimous approval.

Old / Unscheduled Business

Temporary Parking Permits

S Bearth developed a program for the board's review, that could be easily administered by any CBL employee. Permits will display a unique design, easily identifiable by the maintenance during parking patrols.

Temporary Parking Permit Policy

Management may, at its discretion and subject to parking availability, issue a temporary guest parking permit for one additional vehicle per Unit for up to five (5) consecutive days. No more than five (5) temporary guest permits may be active property-wide at any time.

Temporary permits are intended for occasional guest use only, do not guarantee a parking space, and may be denied, limited, or suspended by Management based on anticipated parking demand or property needs. Prior approval or availability of a temporary permit does not create an entitlement to future temporary parking.

M Pugh made the following-

- Motion: Approve the Temporary Parking Permit Policy language as submitted by S Bearth.
- 2nd: J Schoen.
- Vote: Unanimous approval.

Establish Date for Next Board Meeting

The next meeting will be determined by email.

Adjournment

The meeting adjourned at 6:20 p.m. MDT.