

Three Seasons Condominiums Owners Association, Inc.

Board of Directors Meeting

Friday, June 27, 2003

(Immediately Following the Annual HOA Meeting)

Three Seasons Conference Room

Mt. Crested Butte, Colorado

Call to Order

The meeting was called to order by Board President, David Hoffman, at 11:30am.

Proof of Notice

Proof of Notice was mailed on May 30, 2003, which was 28 days prior to the meeting date.

Roll Call/Establish Quorum

Members present: David Hoffman
 Walter Money penny
 Dan Zeroski
 Scott Brickert

A quorum was established with four of five members present.

Reading and Approval of Past Minutes

Dan Zeroski made the following:

Motion: To waive the reading of the minutes from the June 28, 2002 meeting, and approve as submitted.
Seconded: Dave Hoffman
Vote: Unanimous approval.

Election of the Officers of Board of Directors

David Hoffman made the following:

Nomination: Walter Moneypenny for Treasurer
Seconded: Dan Zeroski
Vote: Unanimous approval.

Walter Moneypenny made the following:

Nomination: Dave Hoffman for President.
Seconded: Dan Zeroski
Vote: 3 of 4 in favor.

Dan Zeroski made the following:

Nomination: Scott Brickert for Vice President
Seconded: Dave Hoffman
Vote: Unanimous approval.

Reports

Officer's and Committee's – David Hoffman

None.

Manager's – Walter Moneypenny

Discussed at the HOA meeting.

Financial – Walter Moneypenny

Discussed at the HOA meeting.

Old Business

Scott was concerned with some small leaks around the North windows of the building. A contractor will be hired to take care of the necessary caulking.

New Business

In addition to the South window project, a few capital projects under consideration in the budget include bringing the upper level decks up to code, some exterior stucco repair, and to replace the strips of grass between the building and parking lot with gravel.

The decks on the first floor are also in need of replacing, though due to costs, it is tentatively scheduled for Summer 2004.

The Board of Directors reviewed the 2003-2004 budget.

Walter Moneypenny made the following:

Motion: To approve the budget as corrected.
Seconded: David Hoffman
Vote: Unanimous approval.

The owner in 235 & 237 wants to make modifications between the two units to make them as one. It was decided that as long as no load-bearing members were disturbed, and all modifications remained within the unit, the modifications could proceed as drawn. It would still be viewed by the Association as two units.

Unscheduled Business

None.

Next Meeting Date

David Hoffman made the following:

Motion: That the next meeting take place on April 2, 2004.
Seconded: Dan Zeroski
Vote: Unanimous approval

Adjourn

David Hoffman made the following:

Motion: To adjourn the meeting:
Seconded: Dan Zeroski
Vote: Unanimous approval.

The meeting adjourned at approximately 2:00 pm.

Approved: _____
Date

By: _____
Walter Moneypenny
Secretary/Treasurer