

**THREE SEASONS CONDOMINIUM OWNERS ASSOCIATION
ANNUAL MEETING
JUNE 3rd, 2013 9 A.M. MDT
THREE SEASONS CONDOMINIUMS MEETING ROOM
MT. CRESTED BUTTE, COLORADO
www.3seasonscb.com**

Call to Order

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

Proof of Notice

Proof of notice was presented by W Bearth.

Roll Call/Establish Quorum

UNIT#	NAME	% Ownership	In Attendance	Proxy to
131	Tony Sansing & Linda Summers	1.6618	yes	
133	Jeff & Vicki Steere	1.6618	yes	
135	Stephan and Joshua Quentzel	1.6618	yes	
137	Robert and Judith Griffin	1.6618		W Bearth
138	Arthur & Laurel Cole	1.6618		W Bearth
139	Karma Lama & Chimey Dolkar	1.6618		G Benton
140	Michael Allen Marchetilli	1.6618		T Sansing
142	Alexander & Judith Allen	1.6618		T Sansing
143	Holly D. Smith	0.9694		T Sansing
203	Daniel & Peggy Zeroski	1.6618	yes	
205	Allan B. Chodor	1.6618		W Bearth
231	Ralph & Terry Palmieri	2.285		W Bearth
233	Kevin & Nina Morrison-Jarrett	1.6618		W Bearth
235	Stephan and Joshua Quentzel	1.6618	yes	
237	Stephan and Joshua Quentzel	1.6618	yes	
240	William & Diane Faghieh	1.6618		W Bearth
242	Stephan and Joshua Quentzel	1.6618	yes	
243	Jerry and Alenka Vobornik	0.9694	yes	
244	Stephan and Joshua Quentzel	0.9694	yes	
303	Maria and David Martin	1.6618	Via phone	
304	Tom Mauro	1.6618	yes	Walt Mauro
331	Tom Mauro	2.285	yes	Walt Mauro
332	William Brock	1.6618		J Quentzel

334	Jan Harland	1.6618		W Bearth
335	Alex Kaiser	1.6618		Alenka Vobornik
337	Alex Kaiser	1.6618		Alenka Vobornik
338	Frank J Konsella	1.6618		W Bearth
340	Pasquale & Barbara DeLizio	1.6618		T Sansing
341	M. Scott Brickert	1.6618	yes	
C7,8,14	Team Prep USA-Trent Sanderson	2.209	yes	
C9-13,C15-18	WDK LLC-Wanda Bearth	5.52	yes	
C1,19,20	THS HOA - Jeff Steere	2.924	yes	

A quorum was established with 58% of the membership in attendance or represented by proxy. Also in attendance was Grant Benton with Crested Butte Lodging & Property Management (CBL).

Reading/Approval of Prior Meeting Minutes

T Sansing made the following-

- Motion: Waive formal reading and accept the June 4, 2012, minutes as presented by CBL
- 2nd: T Sanderson
- Vote: Unanimous approval

Financial Report

W Bearth noted that the audited financial statement for the fiscal year that ended May 31, 2012 was posted to the association’s website. As of April 30, 2013, the HOA had \$29,939 in available cash in the operating account; \$60,265 in the savings account; and \$76,296 in the capital reserve account. We are over budget on the operating due to several capital projects approved mid-year by the Board, including replacement of many of the lights throughout the building and work on the fire monitoring and suppression system.

Manager’s Report

G Benton reported the following:

1. After the snow stops and the sun returns we will continue with landscaping around the complex, as well as babysit the landscaping around the new retaining wall.
2. As part of the capital repairs, the parking lot was resealed and the south side cedar shingles were replaced. We’re happy to report, that although the shingles were in poor shape, there was no damage to the structure.
3. We’ve organized several minor repairs and updates to the fire suppression and monitoring systems. The Board will discuss the updates, repairs, and bids. This is at

the direction of the Mt. CB Fire Department, following the dryer fire in March, when it was evident that the fire monitoring system is not functioning properly.

4. The largest project for Three Seasons was replacing the fluorescent light fixtures with LED fixtures in the south mall. We also installed more lighting on the outside of the building. Photo eyes (dusk til dawn switches) were installed as needed. The fire department required us to replace all ceiling mounted fixtures so as to not interfere with the fire suppression sprinkler system – those fixtures were replaced with LED flush mount fixtures. We also have added motion sensor switches as needed. The game room has a 30 minute timer switch.
5. We are in the process of adding thermostats to all wall heaters as needed. This should control the wall heaters more precisely.
6. We are putting together a plan to stain the deck spindles again this summer.
7. We added grass seed and wild flower seed to the new retaining wall.
8. CB Lodging has hung a number of art photos around Three Seasons in 2012, and are planning on adding more art – we hope to continue to update Three Seasons, and we would like owner input.
9. The old carpet in the south mall was replaced with new carpet. CB Lodging steam cleaned the common area carpet as needed and refinished many of the beat-up push bars on the doors.
10. Please remember the bicycle rule found in the Rules & Regulations under Common Areas #4. The Rules & Regulations are found on the Three Seasons website: www.3seasonscb.com.
11. Water Heater ruling reminder: Per the HOAs rules, water heaters older than 12 years should be replaced.

Owners had questions regarding water heater replacement; G Benton will include Marathon brand information with the next statement. Scott Brickert complimented CBL on the overall maintenance of the building and asked about upgrading the wi-fi. CBL will obtain pricing on additional feeds and/or installing a new wi-fi system and also check with Time Warner regarding a bulk internet package.

Board of Director Elections

Josh Quentzel, Wanda Bearth, Trent Sanderson and Frank Konsella expressed interest in serving on the Board of Directors. Following an election, held by secret ballot, J Quentzel, W Bearth and T Sanderson were re-elected to the Board.

This year's board of directors-

<u>Director</u>	<u>Term Expiration</u>
Jeff Steere	2014
Trent Sanderson	2016
Tony Sansing	2015
Walt Mauro	2014
Josh Quentzel	2016
Wanda Bearth	2016

Establish Next Annual Meeting Date

T Sanderson made the following-

Motion: Hold the next annual meeting on June 9, 2014
2nd: J Steere
Vote: Unanimous Approval

J Steere adjourned the meeting at 11:30 a.m.