

**Three Seasons Condominiums  
Board of Directors Meeting Minutes  
Monday, May 11, 2026 ~ 5 PM MT  
Conference Call**

**Call to Order**

Jeff Steere called the meeting to order at 5:01 p.m. MT.

**Proof of Notice**

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

**Roll Call/Establish Quorum**

In attendance

Jeff Steere  
Jeff Scelza  
Joe Schoen  
Skye Fitzgerald  
Walt Mauro  
Wanda Bearth.

A quorum was established with each of the 7 board members in attendance.

Sierra Bearth, 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 December 22, 2025, minutes as submitted by CBL.  
2<sup>nd</sup>: W Mauro  
Vote: Unanimous approval

**Reports**

Managers Report-S Bearth updated the group on the following:

- The HVAC repair was in progress with two more weeks until completion.
- The hot tub on pool deck was repaired by Diamond Blue, however, now the temperature sensor has gone out and cannot be replaced. The hot tub will need to be removed since it is no longer repairable.
- New security cameras have been installed, with one camera pointed toward an area that has been a problem with dog waste. Since the camera's installation the dog waste has no longer been a problem.
- All machines are now working in the laundry room; the invoice from Black Bear Appliance hasn't been received yet. Five of the 6 machines were repaired.
- Legal-A new attorney has been engaged to update the collection letter to use for delinquency warnings.
- Capital work-CBL completed significant painting and staining including interior doors,

stairwell railings and the pool surround, keeping costs just under the \$6,000 budget.

- Stucco-A local company has been engaged for stucco work
- Hot tub ceiling-It has been stained and fastened back into place. S Bearth reported that it was sagging ~5" directly above the tub.
- Pool cover motor-A permanent crease makes it misalign, straining the motor; fixed for now, but this is expected to be temporary.
- Exterior staining has been completed as per the capital budget and plan.
- Unit tub drains-several more of the back pitched drains have been realigned.
- Fire department inspection – Stairwell doors must remain closed so as not to compromise the fire wall. Additionally, too many bikes are parked in the north mall and those are interfering with egress; The bikes are registered with the HOA; CBL will work on a solution.
- J Schoen mentioned that the metal stairwell doors rub on carpet and it takes force to close them. S Bearth was aware and staff is handling.
- Pool-Some rust is showing through the new inner glass shell which has a 25-year warranty. The manufacturer recommended applying a vitamin C tablet. Also, the pool filter is allowing sand through. One light needs to be replaced when pool is emptied, but CBL has ordered enough bulbs to replace them all. All this work will be done when the pool is drained.
- The sauna is now in working order.
- North mall-2 planters are leaking. A landscaper will remove the large plants, line the planter boxes and replant. Repairs are expected to cost \$800.
- Dump runs-3 from the building this spring. Discarded items are being left in the stairwells and common areas, as well as behind the dumpster. The additional dump runs are expensive and stretching the HOA's budget.

Financial Report-S Bearth reported the following:

As of March 31<sup>st</sup>, the \$360,009 on deposit at Community Banks of Colorado. \$176,145 of that amount was in the separate capital reserve account. March operating expenses were \$16,858 under budget and the fiscal year is running \$40,674 under budget with snow removal costs accounting for that savings. Contract labor is over budget due to efforts to repair the pool side hot tub, the emergency draining of the swimming pool and the installation of 4 new hose bibs.

### **New Business**

Insurance Update-Four proposals were received but once again, it came down to the day the current policy was set to expire before enough information was received allowing for a educated decision. The association bound one of packages offered by Mountain West with Arden covering the property and general liability portions of the package at an approximate savings of \$69,000 as compared to last year's premium. Of the other proposals, one had deal-breaking exclusions and sublimits; another was priced almost \$24,000 more than the Arden package; the final proposal was simply not complete enough to be bound in time.

Proposed Operating Budget-S Bearth presented the budget with increased costs where known, budgeted and covered with a 25% increase in dues. Snow removal was not reduced, predicting that we are due for a bigger snow year next season. The insurance package is not financed and 9

monthly payments will be accepted. CBL will accrue the premiums across twelve months. Capital Reserve Allocation-Beginning in January, lenders will require 15% of the annual dues to be allocated to reserves in order to qualify for secondary market funded mortgages. Previous annual allocations have been 10%. The board worked through key questions including increasing the capital special assessments versus increasing the dues enough to fund the 15% allocation that lenders need to see in order to qualify for a Fannie Mae/Freddie Mac backed mortgage. Appropriate capital reserve balances were considered. Thoughts on homeowner preference – assess for capital or increase the dues were discussed at length. Would a dues increase to cover the larger capital allocation be permanent in nature?

Proposed Capital Budget-S Bearth collaborated with the board on the proposed capital budget. New this year, the sewer line assessment, rather than a flush, was mandated by the town. Any homeowner transferring property will need to provide the assessment to the town before the sale can be completed. S Bearth advised that she has a contractor lined up to complete this very soon. It was agreed to move the exterior patio light replacement project to a future year. Stain, paint, stucco work, plumbing and electrical upgrades will continue. Tiger Electric has inspected the property and is ready start the electrical upgrades.

J Scelza made the following-

Motion: Contract with Tiger Electric for the electrical upgrades.  
2<sup>nd</sup>: M Pugh  
Vote: Unanimous approval

Mt. CB Service Line Scope Standards-This has been budgeted in the capital plan. Al's Backhoe will complete the work with costs expected to be less than \$7,000.

Condotel Designation Correction Project-*Pending*  
Owner Request for Temp Parking Permits For Guests-*Pending*

### **Old / Unscheduled Business**

There was no old business.

### **Establish Date for Annual Meeting**

Pending.

### **Establish Date for Next Board Meeting**

Pending.

### **Adjournment**

M Pugh made the following-

Motion: Adjourn the meeting and reconvene tomorrow at 4:30 p.m. MT.  
2<sup>nd</sup>: J Scelza  
Vote: Unanimous ap

The meeting was adjourned at 8:06 p.m. MT.