

**Three Seasons Condominium Owner's Association  
Annual Meeting Minutes  
Three Seasons Condominiums, Mt. Crested Butte, Colorado  
Monday, June 5, 2017 9 a.m. MDT**

**Call to Order**

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

**Proof of Notice**

Notice was sent by USPS and email on April 21, 2017. A copy of the official notice was included in the meeting materials.

**Roll Call/Establish Quorum**

Unit	Ownership	%	Present	Proxy
TS131	Tony & Linda Sansing	1.6618	Tony	
TS133	Jeffrey & Vicki Steere	1.6618	Jeff	
TS135	Stephen & Joshua Quentzel	1.6618	Proxy	Josh Quentzel
TS136	Peter Hovanec	1.6618	No	
TS137	Robert and Judith Griffin	1.6618	Proxy	Wanda Bearth
TS138	Arthur & Laurel Cole	1.6618	Proxy	Wanda Bearth
TS139	Karma Lama & Chimey Dolkar	1.6618	Proxy	John Anderson
TS140	Michael Allen Marchetilli	1.6618	Proxy	John Anderson
TS141	William O. Florian	1.6618	No	
TS142	Larry McDonald	1.6618	Larry	
TS143	Holly D Smith	0.9694	Proxy	Tony Sansing
TS201	Christopher H Kirk	1.6618	No	
TS202	Charles Schiavo	1.6618	No	
TS203	Daniel R and Peggy C Zeroski	1.6618	Dan	
TS204	Don & Rebecca Mills	1.6618	Proxy	John Anderson
TS205	Allan B Chodor-Evan Osborne	1.6618	Proxy	Wanda Bearth
TS206	Corrin Dougherty	1.6618	Proxy	Wanda Bearth
TS208	Victor M Grimm	1.6618	Proxy	Wanda Bearth
TS231	Joe & Barbara Schoen	2.285	Joe & Barbara	
TS232	Charles Schiavo	1.6618	No	
TS233	Kevin J and Nina Jarrett	1.6618	Proxy	Tony Sansing
TS234	William and Dawn Taylor	1.6618	No	
TS235	Stephan Quentzel	1.6618	Proxy	Josh Quentzel
TS236	Tom & Gail Moore	1.6618	No	
TS237	Stephan Quentzel	1.6618	Proxy	Josh Quentzel
TS238	Edwin & Ashley Draughon	1.6618	Proxy	Wanda Bearth
TS239	Myong-he Gayhart	1.6618	No	
TS240	Bill & Diane Faghih	1.6618	No	
TS241	John & Ami Anderson	1.6618	John & Ami	
TS242	Stephen & Joshua Quentzel	1.6618	Proxy	Josh Quentzel

TS243	Jerry and Alenka Vobornik	0.9694	Proxy	Frank Konsella
TS244	Stephen & Joshua Quentzel	0.9694	Proxy	Josh Quentzel
TS301	Martina Kroupa	1.6618	Proxy	Frank Konsella
TS302	Lia Sedillos, LLC	1.6618	Proxy	Frank Konsella
TS303	Thomas & Sharron Leggett	1.6618	Proxy	Tony Sansing
TS304	Tom Mauro	1.6618	Proxy	Jeff Steere
TS305	Jacqueline & Robert Jordan III	1.6618	No	
TS306	David Glickson	1.6618	David	
TS308	Carol Blund Burns	1.6618	No	
TS331	Tom Mauro	2.285	Proxy	Jeff Steere
TS332	William & Evelyn Brock	1.6618	Proxy	Josh Quentzel
TS333	Raymond Casey	1.6618	Ray	
TS334	Jan Harland	1.6618	No	
TS335	Alex Kaiser	1.6618	Proxy	Frank Konsella
TS336	Michael Barr	1.6618	Proxy	Sue Barr
TS337	Alex Kaiser	1.6618	Proxy	Frank Konsella
TS338	Frank J. Konsella	1.6618	Proxy	Frank Konsella
TS339	Roger H. Davis & Julia L. Brickell	1.6618	No	
TS340	Carol Anne Miller	1.6618	Carol Anne	
TS341	M Scott Brickert	1.6618	Scott	
TS342	James & Connie Rehberg	1.6618	Proxy	Frank Konsella
TS343	Nicholas C and Caroline Brust	0.9694	Proxy	Matt Brust
TS344	Craig Korn	0.9694	Craig	
TSC02-06	P.S.I. Realty, LLC	3.487	Susan Leeming	
TSC07-08	Team Prep USA	2.209	Trent Sanderson	
TSC09-12	WWB Properties, LLC	5.52	Wanda Bearth	
TS C1,19,20	HOA	2.924	Proxy	Jeff Steere

A quorum was established with over 78% of the membership in attendance or represented by proxy. A simple majority is required per the Bylaws.

Also in attendance, Crested Butte Lodging & Property Management (CBL) staff-Wanda Bearth, Grant Benton and Lee Friedman.

### Reading and Approval of Past Minutes

T Sansing made the following-

- Motion: Waive formal reading of the June 6, 2016 annual meeting minutes and accept as presented by CBL
- 2<sup>nd</sup>: T Sanderson
- Vote: Unanimous approval

### Reports

Financial Report-L Friedman reported that the fiscal year ending May 31, 2016 resulted in a net profit of \$19,613 with \$345,980 in revenue and \$326,367 in expenses. The complete audited financial report is available on 3SeasonsCB.com. For the current fiscal year, as of April 30, 2017, the HOA has \$197,396 in available cash and regular operating expenses are running over budget by \$45,528 primarily due to the heavy snow year.

Excess Income Resolution YE 2017-There is not expected to be excess revenue for the year ending May 31, 2017.

CBL was directed to obtain permission from owners to post their email addresses on the HOA's website. In addition, CBL will ask each owner if they'd like to be included in the monthly financial report email that is sent to the Board.

A Anderson offered to set up a group Facebook page for 3 Seasons homeowners so that they may share ideas and concerns about the property.

### **Manager's Report**

Insurance-Included within the meeting materials were an insurance certificate from the HOA's carrier and a letter with recommendations for unit interior coverage.

G Benton reported on the following-

In addition to the routine care of the building, below are some of the other items Crested Butte Lodging & Property Management has completed, or is currently working on, for the Three Seasons complex:

- 1) CBL assisted the Board and Rick Church with High Mountain Hearth Solutions in *almost* completing the fireplace work. Per Rick Church, the work should be 100% complete on or before June 20, 2017. The Board, CB Lodging, and Rick would like to thank all the owners for their excellent communication and patience!
- 2) The new north side door with the push button lock has been installed, and the painting completed.
- 3) CB Lodging hired and then inspected the installation of the new pool cover. Paula, with CBL, suggested the new color to hide the water staining that develops on top of the cover.
- 4) CBL replaced sprinkler timers to work with the new watering regulations.
- 5) We hired Mountain Clean to inspect and clean the common dryer vents.
- 6) With the direction of the Board, and good ideas from an owner or two, CB Lodging hired Dragon Sheet Metal to add booster fans to the common clothes dryer exhausts – we have not had any complaints since the install. Please let us know if you have any issues with the clothes dryers.
- 7) In 2016 the stucco was repaired and painted as needed, and some chimney flashing was installed to protect stucco in some areas on the east side of the complex.
- 8) For June 2017 CBL received a bid from a stucco company to do repairs and paint, as well as repairing the wing wall on the west side of the building. CBL is paying for the repairs to the wing wall because loader moved ice which was frozen to the wall.
- 9) With great happiness the water to the complex was only off for little over 10 hours during the backflow installation that was required by the Mount CB Water Department. We had a small leak after the install was completed but the work was under warranty and all is now working as needed. Thanks goes out to all the patient people that were affected and that had to do the work!
- 10) CBL hired the carpet contractor, and did the final inspection of the new carpet install on the 2<sup>nd</sup> and 3<sup>rd</sup> floor north mall.
- 11) We hired kCB Solutions to install metal over the stucco on the roof transition between the north and south malls, eliminating the maintenance on that section of stucco.
- 12) Insurance: Recommendations regarding your interior policy and the HOA insurance certificate follow this report.
- 13) Mountain Windows replaced a large window pane on the south mall south wall.
- 14) The women's bathroom was updated.

The delay with installation of the new north entry doors was addressed-code issues with the push bar and finding the appropriate equipment were problematic. CBL worked closely with the town to ensure the doors would meet current code. Owners expressed interest in replacing the remaining building entry doors.

Suggestions from owners to management and the Board included restrictions on CBL's parking practices, changes to the parking patrol, issuing keys for the hot tub gate to owners so they may have access after-hours in the off season, increasing the frequency of the roof shoveling and obtaining a skid steer to use for snow removal between cars.

W Bearth disclosed that Snow Team CB, Inc. was created in 2014 on behalf of the HOAs that CBL manages, following notice of cancellation of other roof shoveling company's insurance policies. Snow Team CB employs a larger seasonal staff of ground and roof shovelers and a smaller staff to handle basic roof repairs in the spring, summer and fall.

J Anderson led a discussion on the dues structure which imposes special assessments by square footage and regular, quarterly assessments at a lower rate for commercial owners.

### **Old Business**

Declaration Amendment Progress Report-W Bearth reported that the Declaration Amendment was still in review by the Board. The entire document has been rewritten by the HOA's attorney and some changes include operating under the auspices of CCIOA, reassigning fireplace and flue financial responsibility to individual owners, and providing a legal description for the conference room for the purpose of creating a marketable and transferable title, should the HOA decide to sell that space.

### **New Business**

Annual Budget and 10 Year Capital Plan-W Bearth presented a budget proposal to the membership and explained the historical based budget process, and that a 3 year snow removal cost average was used, without including the previous year since it was considered to be an anomaly. In order to illustrate a \$0 net operating budget, the capital reserve allocation needed to be reduced. J Steere advised that the Board will be considering that change, later that day. He also asked owners for their preference in special assessment vs. an increase in quarterly dues and pointed out that there are some large expenses, such as the parking lot repaving and roof replacement, coming up soon on the capital plan. The membership supported special assessments over dues increases.

### **Election of Board of Directors**

The seats currently held by J Steere and W Mauro are up for reelection this year. A Anderson submitted a letter expressing interest in serving on the Board, which was included in the meeting materials. D Zeroski volunteered to run for a seat on the Board, but later rescinded. J Steere and W Mauro also expressed their interest in serving another term.

D Zeroski questioned the President's historical ability to vote on behalf of the HOA for spaces, C1, C19 and C20. J Steere offered to abstain voting that percentage, so long as there were no objections from the rest of the Board or membership.

J Schoen made the following-

Motion: Encourage the Board to amend the Bylaws to allow for 8 Board members  
2<sup>nd</sup>: M Brust

Vote: Unanimous approval  
J Schoen made the following-  
Motion: Elect J Steere, W Mauro and A Anderson to a 3 year term on the  
Board of Directors  
2<sup>nd</sup>: M Brust  
Vote: Unanimous approval

<u>2017-18 Directors</u>	<u>Term Expiration</u>
Jeff Steere	2020
Tony Sansing	2018
Josh Quentzel	2019
Wanda Bearth	2019
Trent Sanderson	2019
Walt Mauro	2020
Frank Konsella	2018
Ami Anderson	2020

### **Establish Date of Next Annual Meeting**

F Konsella made the following-

Motion: Hold the next annual HOA meeting on Monday, June 4, 2018  
at 9 a.m.  
2<sup>nd</sup>: J Steere  
Vote: Unanimous approval

### **Adjournment**

J Steere adjourned the meeting at 12:45 p.m.