

**Three Seasons Condominiums  
Board of Directors Meeting Minutes  
Wednesday, March 12<sup>th</sup>, 2025 ~ 5PM MT  
Conference Call**

**Call to Order**

Jeff Steere called the meeting to order at 5:05 p.m. (MT).

**Proof of Notice**

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

**Roll Call/Establish Quorum**

Board members in attendance-

Jeff Steere  
Walt Mauro  
Michael Pugh  
Joe Schoen  
Wanda Bearth

A quorum was established with 5 of the 7 board members in attendance. Jeff Scelza and Trent Sanderson were absent.

Also in attendance-Sierra Bearth, Michael Geheb and Wanda Bearth, Crested Butte Lodging & Property Management. (CBL)

**Reading and Approval of Past Minutes**

J Steere made the following:

Motion: Waive formal reading and approve the July 31, 2024, minutes as submitted by CBL.

2<sup>nd</sup>: M Pugh

Vote: Unanimous approval

**Reports**

Manager's Report – S Bearth reported that the common area water heater that services the laundry room was replaced; Annual report with the Secretary of State was filed; The board member filing per the Corporate Transparency Act had been filed, but recently it was announced that this requirement has been stalled indefinitely and there is no enforcement planned for US Corporations; Several favorable comments from owners on the snow removal this season, and Dietrich Dirtworks has been doing a great job keeping the bank size manageable and the lot well scrapped; Notice was received that the HOA's insurance carrier was not renewing the policy because Fireman's Fund (Allianz) was purchased by Arch Insurance, and as such, the Allianz Colorado Preferred Condominium Program is being discontinued. Management is reaching out to numerous carriers and brokerages for a replacement policy, which needs to be in place prior to May 1<sup>st</sup>.

Financial Report – S Bearth reported that the operating expenses are running \$4,700 under budget for the month of January and \$25,000 under budget for the fiscal year. The detailed financial statement was emailed to the board in advance of the meeting.

M Pugh made the following:

Motion: Approve the financial report.  
2<sup>nd</sup>: J Steere  
Vote: Unanimous approval

### **Old Business**

Hot Tub/Amenity Completion and Cost Update – S Bearth reviewed the amenity project budget vs. actuals. The swimming pool resurfacing came in on budget; the sauna equipment replacement is expected to be completed soon and within the budget. The hot tub project is now complete and came in over budget by \$35,218, totaling \$289,490. The grand total for the amenity project stands at \$348,997. M Geheb presented a detailed timeline, particular to the hot tub replacement and associated room upgrades including the electrical and plumbing needs. The project began with the digging that included the removal of the old hot tub which included carrying 5 gallon buckets of dirt to a loader situated outside the doors and greater disposal and labor costs, \$40,000 in additional fees which were not anticipated; SCJ, our structural engineers, were slow to provide a viable plan, but M Geheb found a local engineer to draw plans for the concrete floor and walls which will provide access for maintenance; And within a week he had a contractor pouring the concrete; What followed was a delay in scheduling Tarntec Industries for the delivery and placement of the 'plunge pool' and then time consuming disagreements among the electricians as to proper code; CBL sanded the wood walls and sealed, repaired and painted the walls, The floor was leveled and new tile and base installed; CBL arranged the equipment room as to code (more exhausting than that reads); Beautiful new furniture has been installed. After the report, the board commended M Geheb and CBL on the satisfactory completion of this major project.

Remodel Guidelines – W Bearth will email suggestions to the board for consideration.

Dues Comparison – S Bearth presented a chart comparing dues to other HOAs in Mt CB. This will be included in the annual HOA meeting materials.

### **New & Pending Business**

Rules & Regulations RE: Dog Waste Clean Up – This problem is only getting worse as more dogs are seen on property. The north side, just outside the door is particularly bad in terms of dog waste. S Bearth offered revised rules and information for a DNA lab and registry that other HOAs have resorted to; It was ultimately decided that a direct email, letter and sign campaign should be launched. Management will follow through.

Conference Room Rental Request – The owner of unit 233 has requested to use the conference room for 3 days in September.

M Pugh made the following:

Motion: Allow the homeowner use of the conference room, no charge will be imposed, other than additional cleaning upon their departure, if necessary.

2<sup>nd</sup>: J Steere

Vote: Unanimous approval

Capital Item Consideration – Management asked the board to weigh in on these items in advance of the capital budget preparation:

- Lockers in the conference room will be considered with a poll at the annual HOA meeting.
- \$10,000 to be added for further realignment to the bathtubs that have back pitched drains.

- Heating/Plumbing-W Bearth will get a quote for a mechanical evaluation. M Geheb will get bathroom exhaust cleaning and replacement costs for the board at the next meeting.
- South windows-M Geheb to get a quote on replacing.

Director Compliance RE Trent Sanderson Attendance

J Steere made the following-

Motion: Notify Trent Sanderson that his service to the board will be terminated, effective April 1, 2025, due to frequent absenteeism

2<sup>nd</sup>: W Mauro

Vote: Unanimous approval

M Pugh made the following-

Motion: Appoint W Bearth as Secretary, in the event that T Sanderson does not reach out to the board for a hearing prior to April 1<sup>st</sup>.

2<sup>nd</sup>: J Schoen

Vote: Motion passed with a majority vote

Board Seats Expiration Dates – T Sanderson's term was set to expire at the next annual meeting. W Bearth and M Pugh expressed willingness to seek another term. J Scelza's term is expiring.

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

The meeting is tentatively scheduled for April 29, 2025, at 5 p.m. W Bearth asked to allow time for insurance companies proposals to come in, which may be just before the policy renewal date of May 1<sup>st</sup> and will affect the operating budget and dues needs.

### **Adjournment**

J Steere adjourned the meeting at 7:42 p.m.